

**VENTANA  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
LANDOWNERS ELECTION & REGULAR MEETING  
NOVEMBER 1, 2018**

**VENTANA**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**NOVEMBER 1, 2018 2:00 P.M.**

Meritus

Located at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607

<b>District Board of Supervisors</b>	Chairman Vice Chairman Supervisor Supervisor Supervisor	Jeff Hills Ryan Motko Nicholas Dister Kelly Evans Brady Lefere
<b>District Manager</b>	Meritus Districts	Nicole Chamberlain
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	Stantec (Interim)	Tonja Stewart

*All cellular phones and pagers must be turned off while in the meeting room*  
**The District Agenda is comprised of six different sections:**

The meeting will begin at **2:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the third section called **Audience Questions and Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The fourth section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis.

The fifth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Board of Supervisors  
**Ventana Community Development District**

Dear Board Members:

The Landowners Election & Regular Meeting of the Board of Supervisors of the Ventana Community Development District will be held on **Thursday, November 1, 2018 at 2:00 p.m.** at the offices of Meritus located at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607.

**LANDOWNERS MEETING/ELECTION**

- 1. CALL TO ORDER**
- 2. APPOINTMENT OF MEETING CHAIRMAN**
- 3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS**
- 4. ELECTION OF SUPERVISORS**
- 5. OWNERS' REQUESTS**
- 6. ADJOURNMENT**

**REGULAR MEETING OF THE BOARD OF SUPERVISORS**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A. Consideration of Resolution 2019-02; Canvassing & Certifying the Results of the Landowners Election ..... Tab 01
  - B. Consideration of Resolution 2019-03; Designating Officers..... Tab 02
  - C. Appointment of Audit Committee
  - D. General Matters of the District
- 4. CONSENT AGENDA**
  - A. Consideration of Minutes of the Regular Meeting October 04, 2018..... Tab 03
  - B. Consideration of Operations and Maintenance Expenditures September 2018..... Tab 04
  - C. Review of Financial Statements through September 30, 2018 ..... Tab 05
- 5. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 6. SUPERVISORS REQUESTS**
- 7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,

Nicole Chamberlain  
District Manager

**RESOLUTION 2019-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF VENTANA COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, ADDRESSING SEAT NUMBER DESIGNATIONS ON THE BOARD OF SUPERVISORS, AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Ventana Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

**WHEREAS**, following proper publication and notice thereof, on November 1, 2018, the owners of land within the District held a meeting for the purpose of electing three (3) supervisors to the District’s Board of Supervisors (“Board”); and

**WHEREAS**, at the November 1, 2018 meeting, the below recited persons below were duly elected by virtue of the votes cast in their respective favor; and

**WHEREAS**, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner’s election, and announce the Board Members and seat number designations on the Board.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF VENTANA COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown below:

_____	_____	Votes	(4 year term)	Seat # 3
_____	_____	Votes	(4 year term)	Seat # 4
_____	_____	Votes	(2 year term)	Seat # 5

**SECTION 3.** Said terms of office commence on November 1, 2018.

**SECTION 4.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution

conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.

**PASSED AND ADOPTED** this 1<sup>st</sup> day of November, 2018.

**ATTEST:**

**VENTANA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant Secretary  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Chair/ Vice Chair  
Print Name: \_\_\_\_\_

**RESOLUTION 2019-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF VENTANA  
COMMUNITY DEVELOPMENT DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Ventana Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Hillsborough; and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF VENTANA COMMUNITY  
DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

- |       |                     |
|-------|---------------------|
| _____ | Chairman            |
| _____ | Vice-Chairman       |
| _____ | Secretary           |
| _____ | Treasurer           |
| _____ | Assistant Treasurer |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 1ST DAY OF NOVEMBER, 2018.**

**ATTEST:**

**VENTANA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant Secretary  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Chair/ Vice Chair  
Print Name: \_\_\_\_\_

VENTANA  
COMMUNITY DEVELOPMENT DISTRICT

October 4, 2018 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors of the Ventana Community Development District was held on Thursday, October 4, 2018 at 2:00 p.m. at Meritus, 2005 Pan Am Circle Suite 120, Tampa, FL 33607.

**1. CALL TO ORDER/ROLL CALL**

Mr. Lamb called the Regular Meeting of the Board of Supervisors of the Ventana Community Development District to order on **Thursday**, October 4, 2018 at 2:00 p.m. and identified the supervisors present constituting a quorum.

Supervisors Present and Constituting a Quorum at the onset of the meeting:

Jeff Hills	Chairman
Ryan Motko	Vice Chairman
Albert Viera	Supervisor
Nick Dister	Supervisor

Staff Members Present:

Brian Lamb	Meritus	
Vivek Babbar	District Counsel	<i>via conference call</i>

There were no members of the general public in attendance.

**2. PUBLIC COMMENTS ON AGENDA ITEMS**

There were no audience questions and comments on agenda items.

**3. BUSINESS ITEMS**

**A. Consideration of Twelfth Amendment to Agreement for Purchase and Sale for Phase 3**

**i. Consideration of Form of Acquisition Agreement**

**ii. Consideration of Resolution 2019-01; Approving Acquisition Agreement for Phase 3**

Mr. Babbar went over the Twelfth Amendment for Agreement for Purchase and Sale for Phase 3. He also went over the Acquisition Agreement.

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MOTION TO:	Approve the Acquisition Agreement in substantial form and authorize the Chair or Vice Chair to sign and make any non-substantial changes.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

Mr. Babbar then went over the resolution with the Board.

MOTION TO:	Approve Resolution 2019-01 in substantial form and authorize the Chair or Vice Chair to make any non-substantial changes.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

**B. Consideration of Resignation**

Supervisor Viera stated that he was resigning from the Board.

MOTION TO:	Accept the resignation of Albert Viera.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

Mr. Lamb stated that Mr. Viera will need to fill out a form 1F within 30 days.

**C. Appointment of Board Supervisor**

Mr. Lamb said the Board can fill the vacancy today, fill the vacancy today and have an effective date of the 9<sup>th</sup> of October, or wait until the next meeting to appoint someone. The Board discussed the appointment.



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MOTION TO:	Appoint Kelly Evans with Lennar to the Board with an effective date of October 9, 2018.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

**D. General Matters of the District**

**4. CONSENT AGENDA**

- A. Consideration of Minutes of the Board of Supervisors Meeting September 6, 2018**
- B. Consideration of Operations and Maintenance Expenditures August 2018**
- C. Review of Financial Statements Month Ending August 30, 2018**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Motion PASSED 3/0 - Motion Passed Unanimously

**5. VENDOR/STAFF REPORTS**

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

Mr. Lamb recommended continuing the meeting to a date, time, and location of certain of Tuesday, October 9, 2018 at 2:00 p.m. at the Meritus office.

**6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

There were no supervisor requests.

125 **7. ADJOURNMENT**

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MOTION TO:	Continue the meeting to Tuesday, October 9, 2018 at the Meritus office at 2:00 p.m. with a mandatory adjournment of 3:00 p.m.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

DRAFT

137 **\*Please note the entire meeting is available on disc.**

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139 \*These minutes were done in a summary format.

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141 \*Each person who decides to appeal any decision made by the Board with respect to any matter considered at  
142 the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,  
143 including the testimony and evidence upon which such appeal is to be based.

144 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting  
145 held on \_\_\_\_\_.

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147 \_\_\_\_\_  
148 Signature

\_\_\_\_\_  
Signature

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150 \_\_\_\_\_  
151 Printed Name

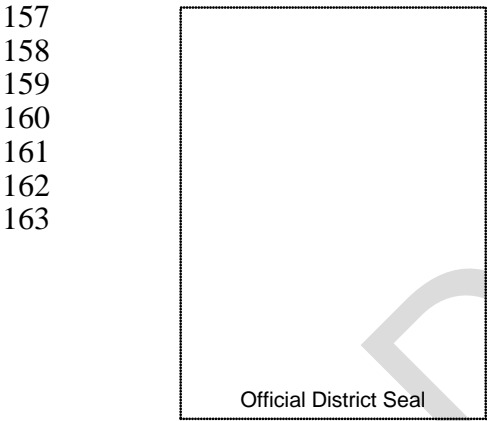
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Printed Name

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153 Title:  
154  Chair  
155  Vice Chair

Title:  
 Secretary  
 Assistant Secretary

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Recorded by Records Administrator

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158 \_\_\_\_\_  
159 Signature

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161 \_\_\_\_\_  
162 Date

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## Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	8547A	\$ 3,770.04		Management Services - September
<b>Monthly Contract Sub-Total</b>		<b>\$ 3,770.04</b>		
<b>Variable Contract</b>				
Stantec	1405102	\$ 141.50		Professional Services - FY18 General Consulting - thru 08/24/18
Straley Robin Vericker	16214	413.75		Professional Services - General - thru 09/15/18
<b>Variable Contract Sub-Total</b>		<b>\$ 555.25</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Tampa Bay Times	684914 092118	\$ 410.00		FY19 Meetings - 09/21/18
<b>Regular Services Sub-Total</b>		<b>\$ 410.00</b>		
<b>Additional Services</b>				
Meritus Districts	8629	\$ 2,100.00		FY18 Dissemination Services Series 2018 - 09/14/18
Meritus Districts	8640	3,750.00	<b>\$ 5,850.00</b>	FY18 Construction Accounting Services Series 2018 - 09/18/18
<b>Additional Services Sub-Total</b>		<b>\$ 5,850.00</b>		
<b>TOTAL:</b>		<b>\$ 10,585.29</b>		

Approved (with any necessary revisions noted):

**Ventana Community Development District  
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Signature

Printed Name

**Title (check one):**

Chairman  Vice Chairman  Assistant Secretary

**Meritus Districts**

2005 Pan Am Circle  
 Suite 120  
 Tampa, FL 33607

**INVOICE**

Invoice Number: 8547  
 Invoice Date: Sep 1, 2018  
 Page: 1

Voice: 813-397-5121  
 Fax: 813-873-7070

<b>Bill To:</b>
Ventana CDD 2005 Pan Am Circle Suite 120 Tampa, FL 33607

<b>Ship to:</b>

Customer ID	Customer PO	Payment Terms	
Ventana CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			9/1/18

Quantity	Item	Description	Unit Price	Amount
	District Management	District Management Services - September		3,750.00
	Bank Fee	SunTrust acct analysis fee		20.04
Subtotal				3,770.04
Sales Tax				
Total Invoice Amount				3,770.04
Payment/Credit Applied				
<b>TOTAL</b>				<b>3,770.04</b>

Check/Credit Memo No:

REVIEWEDdthomas 8/30/2018



INVOICE

**Invoice Number** 1405102  
**Invoice Date** September 4, 2018  
**Purchase Order** 215613307  
**Customer Number** 138587  
**Project Number** 215613307

**Bill To**

Ventana CDD  
 Accounts Payable  
 c/o Meritus Districts  
 2005 Pan Am Circle Drive  
 Tampa FL 33607  
 United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
 13980 Collections Center Drive  
 Chicago IL 60693  
 United States

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**Project** **Ventana CDD**  
 Project Manager Stewart, Tonja L For Period Ending **August 24, 2018**  
 Current Invoice Total (USD) 141.50

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Process Requisitions

**Top Task** 218 2018 FY General Consulting

**Professional Services**

Billing Level		Current Hours	Rate	Current Amount
Level 03	Norman-Anderson, Valerie Kaylan	0.35	90.00	31.50
Level 05	Nurse, Vanessa M	1.00	110.00	110.00
<b>Subtotal Professional Services</b>		<u>1.35</u>		<u>141.50</u>

Top Task Subtotal 2018 FY General Consulting 141.50

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**Total Fees & Disbursements** 141.50  
**INVOICE TOTAL (USD)** **141.50**

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**Due upon receipt or in accordance with terms of the contract**

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 939-1020 [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***

Thank you.

REVIEWEDdthomas 10/2/2018

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Ventana Community Development District  
c/o Meritus Districts  
2005 PAN AM CIRCLE, SUITE 120  
Tampa, FL 33607

September 25, 2018  
Client: 001470  
Matter: 000001  
Invoice #: 16214

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2018

## SERVICES

Date	Person	Description of Services	Hours	
8/30/2018	JMV	REVIEW EMAIL FROM C. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.2	
9/5/2018	VKB	REVIEW AND REVISE DRAFT PLAT; DRAFT EMAIL RE: SAME.	0.8	
9/11/2018	VKB	REVIEW AND REPLY TO EMAIL FROM V. ROBINSON RE: COMMENTS TO DRAFT PLAT.	0.2	
9/12/2018	VKB	REVIEW EMAIL FROM J. HILL RE: REDUCTION OF DEBT SERVICE RESERVE FUND AND RELEASE OF FUNDS TO CONSTRUCTION FUND; REVIEW INDENTURE PROVISIONS RE: SAME.	0.3	
Total Professional Services			1.5	\$386.00

## PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.2	\$61.00
VKB	Vivek K. Babbar	1.3	\$325.00

## DISBURSEMENTS

Date	Description of Disbursements	Amount
8/1/2018	XPRESS DELIVERIES, LLC- Courier Service-	\$27.75

REVIEWED Ddt Thomas 10/2/2018



September 25, 2018  
Client: 001470  
Matter: 000001  
Invoice #: 16214

Page: 2

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**DISBURSEMENTS**

Date	Description of Disbursements	Amount
	Total Disbursements	\$27.75
	Total Services	\$386.00
	Total Disbursements	\$27.75
	Total Current Charges	\$413.75
	<b>PAY THIS AMOUNT</b>	<b>\$413.75</b>

*Please Include Invoice Number on all Correspondence*



**Meritus Districts**

2005 Pan Am Circle  
 Suite 120  
 Tampa, FL 33607

**INVOICE**

Invoice Number: 8629  
 Invoice Date: Sep 14, 2018  
 Page: 1

Voice: 813-397-5121  
 Fax: 813-873-7070

<b>Bill To:</b>
Ventana CDD 2005 Pan Am Circle Suite 120 Tampa, FL 33607

<b>Ship to:</b>

Customer ID	Customer PO	Payment Terms	
Ventana CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			9/14/18

Quantity	Item	Description	Unit Price	Amount
	Dissemination Svcs	Dissemination Services Fiscal Year 2018, Bond Series 2018		2,100.00

Subtotal	2,100.00
Sales Tax	
Total Invoice Amount	2,100.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,100.00</b>

Check/Credit Memo No:

REVIEWEDdthomas 10/2/2018

**Meritus Districts**

2005 Pan Am Circle  
 Suite 120  
 Tampa, FL 33607

**INVOICE**

Invoice Number: 8640  
 Invoice Date: Sep 18, 2018  
 Page: 1

Voice: 813-397-5121  
 Fax: 813-873-7070

<b>Bill To:</b>
Ventana CDD 2005 Pan Am Circle Suite 120 Tampa, FL 33607

<b>Ship to:</b>

Customer ID	Customer PO	Payment Terms	
Ventana CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			9/18/18

Quantity	Item	Description	Unit Price	Amount
	Accounting Services	Construction accounting services fiscal year 2018, Q2, Bond Series 2018		3,750.00

Subtotal	3,750.00
Sales Tax	
Total Invoice Amount	3,750.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>3,750.00</b>

Check/Credit Memo No:

REVIEWEDdthomas 10/2/2018

# Ventana Community Development District

Financial Statements  
(Unaudited)

Period Ending  
September 30, 2018



Meritus Districts  
2005 Pan Am Circle ~ Suite 120 ~ Tampa, FL 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

# Ventana CDD

## Balance Sheet

As of 9/30/2018  
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Capital Projects Fund - Series 2018	General Fixed Assets	General Long-Term Debt	Total
<b>Assets</b>						
Cash--Operating Account (Suntrust)	2,424	0	0	0	0	2,424
Investment-Revenue 2018 (6000)	0	2,313	0	0	0	2,313
Investment-Interest 2018 (6001)	0	931,953	0	0	0	931,953
Investment-Reserve 2018 (6003)	0	798,863	0	0	0	798,863
Investment-Construction 2018 (6005)	0	0	4,294,418	0	0	4,294,418
Investment-Amenity 2018 (6006)	0	0	4,999,712	0	0	4,999,712
Investment-Cost of Issuance 2018 (6007)	0	0	0	0	0	0
Accounts Receivable	19,751	0	0	0	0	19,751
Accounts Receivable - Other	(7,947)	0	0	0	0	(7,947)
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid D & O Insurance	1,600	0	0	0	0	1,600
Construction Work in Progress	0	0	0	4,550,611	0	4,550,611
Amount To Be Provided-Debt Service	0	0	0	0	16,430,000	16,430,000
<b>Total Assets</b>	<b>15,827</b>	<b>1,733,129</b>	<b>9,294,129</b>	<b>4,550,611</b>	<b>16,430,000</b>	<b>32,023,696</b>
<b>Liabilities</b>						
Accounts Payable	8,953	0	0	0	0	8,953
Accounts Payable-Other	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Revenue Bonds Payable - 2018	0	0	0	0	16,430,000	16,430,000
<b>Total Liabilities</b>	<b>8,953</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16,430,000</b>	<b>16,438,953</b>
<b>Fund Equity &amp; Other Credits</b>						
Fund Balance-Unreserved	8,819	0	0	0	0	8,819
Investment in General Fixed Assets	0	0	0	4,550,611	0	4,550,611
Other	(1,945)	1,733,129	9,294,129	0	0	11,025,313
<b>Total Fund Equity &amp; Other Credits</b>	<b>6,874</b>	<b>1,733,129</b>	<b>9,294,129</b>	<b>4,550,611</b>	<b>0</b>	<b>15,584,743</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>15,827</b>	<b>1,733,129</b>	<b>9,294,129</b>	<b>4,550,611</b>	<b>16,430,000</b>	<b>32,023,696</b>

**Ventana CDD**  
**Statement of Revenues & Expenditures**

001 - General Fund  
From 10/1/2017 Through 9/30/2018  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Contributions & Donations From Private Sources				
Developer Contributions	366,475	37,192	(329,283)	(90)%
<b>Total Revenues</b>	<u>366,475</u>	<u>37,192</u>	<u>(329,283)</u>	<u>(90)%</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	45,000	14,750	30,250	67 %
District Engineer	25,000	949	24,051	96 %
Disclosure Report	5,000	2,100	2,900	58 %
Trustee Fees	9,500	0	9,500	100 %
Accounting Services	0	4,500	(4,500)	0 %
Auditing Services	6,500	0	6,500	100 %
Postage, Phone, Faxes, Copies	1,200	0	1,200	100 %
Public Officials Insurance	2,100	1,561	539	26 %
Legal Advertising	2,000	4,562	(2,562)	(128)%
Bank Fees	250	477	(227)	(91)%
Dues, Licenses, & Fees	175	195	(20)	(11)%
Office Supplies	250	329	(79)	(32)%
Legal Counsel				
District Counsel	16,500	9,713	6,787	41 %
Electric Utility Services				
Electric Utility Services	66,500	0	66,500	100 %
Garbage/Solid Waste Control Services				
Garbage Collection	2,000	0	2,000	100 %
Water-Sewer Combination Services				
Water Utility Services	17,000	0	17,000	100 %
Other Physical Environment				
Property & Casualty Insurance	7,500	0	7,500	100 %
Waterway Management Program	40,000	0	40,000	100 %
Landscape Maintenance-Contract	80,000	0	80,000	100 %
Landscape Maintenance-Other	10,000	0	10,000	100 %
Plant Replacement Program	5,000	0	5,000	100 %
Irrigation Maintenance	5,000	0	5,000	100 %
Pool Maintenance	10,000	0	10,000	100 %
Club Facility Maintenance	10,000	0	10,000	100 %
<b>Total Expenditures</b>	<u>366,475</u>	<u>39,136</u>	<u>327,339</u>	<u>89 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(1,945)</u>	<u>(1,945)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	8,819	8,819	0 %
Fund Balance, End of Period	<u>0</u>	<u>6,874</u>	<u>6,874</u>	<u>0 %</u>

**Ventana CDD**  
**Statement of Revenues & Expenditures**

200 - Debt Service Fund - Series 2018

From 10/1/2017 Through 9/30/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,313	2,313	0 %
Total Revenues	0	2,313	2,313	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	1,730,816	1,730,816	0 %
Total Other Financing Sources	0	1,730,816	1,730,816	0 %
Excess of Revenues Over (Under) Expenditures	0	1,733,129	1,733,129	0 %
Fund Balance, End of Period	0	1,733,129	1,733,129	0 %



**Ventana CDD**  
**Statement of Revenues & Expenditures**

300 - Capital Projects Fund - Series 2018  
From 10/1/2017 Through 9/30/2018  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	15,384	15,384	0 %
Total Revenues	<u>0</u>	<u>15,384</u>	<u>15,384</u>	<u>0 %</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	0	35,000	(35,000)	0 %
District Engineer	0	10,000	(10,000)	0 %
Trustee Fees	0	5,700	(5,700)	0 %
District Counsel	0	35,500	(35,500)	0 %
Miscellaneous Fees	0	1,250	(1,250)	0 %
Legal Counsel				
District Counsel	0	6,500	(6,500)	0 %
Underwriting Counsel	0	45,000	(45,000)	0 %
Legal Counsel	0	47,500	(47,500)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	4,550,611	(4,550,611)	0 %
Total Expenditures	<u>0</u>	<u>4,737,061</u>	<u>(4,737,061)</u>	<u>0 %</u>
<b>Other Financing Sources</b>				
Debt Proceeds				
Bond Proceeds	0	14,015,806	14,015,806	0 %
Total Other Financing Sources	<u>0</u>	<u>14,015,806</u>	<u>14,015,806</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>9,294,129</u>	<u>9,294,129</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>9,294,129</u>	<u>9,294,129</u>	<u>0 %</u>

**Ventana CDD**  
**Statement of Revenues & Expenditures**

900 - General Fixed Assets  
 From 10/1/2017 Through 9/30/2018  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
Fund Balance, Beginning of Period	0	4,550,611	4,550,611	0 %
Fund Balance, End of Period	<u>          0          </u>	<u>          4,550,611          </u>	<u>          0          </u>	<u>          0 %          </u>

Ventana CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account (Suntrust)

Reconciliation ID: 09/30/18

Reconciliation Date: 9/30/2018

Status: Locked

Bank Balance	2,423.62
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	2,423.62
Balance Per Books	<u>2,423.62</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Ventana CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)

Reconciliation ID: 09/30/18

Reconciliation Date: 9/30/2018

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1015	9/21/2018	System Generated Check/Voucher	11,202.18	Meritus Districts
1016	9/21/2018	System Generated Check/Voucher	949.00	Stantec
1017	9/21/2018	System Generated Check/Voucher	8,369.95	Straley & Robin
CD020	9/21/2018	Bank Fee	<u>25.13</u>	
Cleared Checks/Vouchers			<u>20,546.26</u>	

Ventana CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)

Reconciliation ID: 09/30/18

Reconciliation Date: 9/30/2018

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	2043	9/19/2018	Developer Funding - 09.29.18	<u>22,653.39</u>
Cleared Deposits				<u>22,653.39</u>

09/30/2018



# Account Statement

VENTANA COMMUNITY DEVELOPMENT DISTRI  
 2005 PAN AM CIRCLE SUITE 120  
 TAMPA FL 33572

Questions? Please call  
 1-800-786-8787

As required by the State of Florida, this is your annual confirmation statement for this public fund account. If this information does not agree with your records, please contact us at (404) 588-7173. SunTrust Bank EIN #58-0466330.

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING		09/01/2018 - 09/30/2018

Description	Amount	Description	Amount
Beginning Balance	\$316.49	Average Balance	\$4,136.72
Deposits/Credits	\$22,653.39	Average Collected Balance	\$3,381.62
Checks	\$20,521.13	Number of Days in Statement Period	30
Withdrawals/Debits	\$25.13		
Ending Balance	\$2,423.62		

**Overdraft Protection**  
 Account Number: \_\_\_\_\_ Protected By: Not enrolled  
 For more information about SunTrust's Overdraft Services, visit [www.suntrust.com/overdraft](http://www.suntrust.com/overdraft).

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	09/20	22,653.39		DEPOSIT				
Deposits/Credits: 1				Total Items Deposited: 1				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1015	11,202.18	09/24	1016	949.00	09/25	1017	8,369.95	09/25
Checks: 3									

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	09/21	25.13		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	09/01	316.49	316.49	09/24	11,742.57	11,742.57
	09/20	22,969.88	316.88	09/25	2,423.62	2,423.62
	09/21	22,944.75	22,944.75			

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.