

# Ventana Community Development District

Financial Statements  
(Unaudited)

Period Ending  
October 31, 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 10/31/2018  
(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)	3,706	0	0	0	0	3,706
Investment-Revenue 2018 (6000)	0	2,741	0	0	0	2,741
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	3,628,625	0	0	3,628,625
Investment-Amenity 2018 (6006)	0	0	5,000,944	0	0	5,000,944
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	(19,751)	0	0	0	0	(19,751)
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid D & O Insurance	0	0	0	0	0	0
Construction Work in Progress	0	0	0	5,217,542	0	5,217,542
Amount To Be Provided-Debt Service	0	0	0	0	16,430,000	16,430,000
<b>Total Assets</b>	<b>3,706</b>	<b>1,733,556</b>	<b>8,629,569</b>	<b>5,217,542</b>	<b>16,430,000</b>	<b>32,014,374</b>
<b>Liabilities</b>						
Accounts Payable	0	0	0	0	0	0
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>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16,430,000</b>	<b>16,430,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Retained Earnings-All Other Reserves	0	1,733,129	9,294,129	0	0	11,027,258
Fund Balance-Unreserved	6,874	0	0	0	0	6,874
Investment in General Fixed Assets	0	0	0	5,217,542	0	5,217,542
Other	(3,168)	427	(664,560)	0	0	(667,301)
<b>Total Fund Equity &amp; Other Credits</b>	<b>3,706</b>	<b>1,733,556</b>	<b>8,629,569</b>	<b>5,217,542</b>	<b>0</b>	<b>15,584,374</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>3,706</b>	<b>1,733,556</b>	<b>8,629,569</b>	<b>5,217,542</b>	<b>16,430,000</b>	<b>32,014,374</b>

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

001 - General Fund  
From 10/1/2018 Through 10/31/2018  
(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	3,771	(362,704)	(99)%
<b>Total Revenues</b>	<u>366,475</u>	<u>3,771</u>	<u>(362,704)</u>	<u>(99)%</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	45,000	3,750	41,250	92 %
District Engineer	20,500	385	20,115	98 %
Disclosure Report	5,000	0	5,000	100 %
Trustee Fees	9,500	0	9,500	100 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	6,500	0	6,500	100 %
Postage, Phone, Faxes, Copies	1,200	0	1,200	100 %
Public Officials Insurance	2,100	1,600	500	24 %
Legal Advertising	2,000	993	1,007	50 %
Bank Fees	250	36	214	86 %
Dues, Licenses, & Fees	175	175	0	0 %
Office Supplies	250	0	250	100 %
Legal Counsel				
District Counsel	16,500	0	16,500	100 %
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>6,939</u>	<u>359,536</u>	<u>98 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(3,168)</u>	<u>(3,168)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	6,874	6,874	0 %
Fund Balance, End of Period	<u>0</u>	<u>3,706</u>	<u>3,706</u>	<u>0 %</u>

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

200 - Debt Service Fund - Series 2018

From 10/1/2018 Through 10/31/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	812,356	0	(812,356)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>427</u>	<u>427</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>812,356</u>	<u>427</u>	<u>(811,929)</u>	<u>(100)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	<u>812,356</u>	<u>0</u>	<u>812,356</u>	<u>100 %</u>
<b>Total Expenditures</b>	<u>812,356</u>	<u>0</u>	<u>812,356</u>	<u>100 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>427</u>	<u>427</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	0	1,733,129	1,733,129	0 %
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>1,733,556</u>	<u>1,733,556</u>	<u>0 %</u>

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

300 - Capital Projects Fund - Series 2018  
 From 10/1/2018 Through 10/31/2018  
 (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	2,371	2,371	0 %
Total Revenues	0	2,371	2,371	0 %
<b>Expenditures</b>				
Other Physical Environment				
Improvements Other Than Buildings	0	666,931	(666,931)	0 %
Total Expenditures	0	666,931	(666,931)	0 %
Excess of Revenues Over (Under) Expenditures	0	(664,560)	(664,560)	0 %
Fund Balance, Beginning of Period	0	9,294,129	9,294,129	0 %
Fund Balance, End of Period	0	8,629,569	8,629,569	0 %

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

900 - General Fixed Assets  
 From 10/1/2018 Through 10/31/2018  
 (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	5,217,542	5,217,542	0 %
Fund Balance, End of Period	<u>          0          </u>	<u>          5,217,542          </u>	<u>          4,550,611          </u>	<u>          0 %          </u>

Ventana CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account (Suntrust)  
Reconciliation ID: 10/31/18  
Reconciliation Date: 10/31/2018  
Status: Locked

Bank Balance	3,881.21
Less Outstanding Checks/Vouchers	175.00
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	3,706.21
Balance Per Books	<u>3,706.21</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: 10/31/18  
Reconciliation Date: 10/31/2018  
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1019	10/18/2018	System Generated Check/Voucher	175.00	Dep. of Economic Opport.
Outstanding Checks/Vouchers			175.00	



Ventana CDD  
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 10/31/18

Reconciliation Date: 10/31/2018

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1018	10/1/2018	System Generated Check/Voucher	2,100.00	Meritus Districts
1020	10/18/2018	System Generated Check/Voucher	1,600.00	Egis Insurance Advisors
1021	10/18/2018	System Generated Check/Voucher	7,520.88	Meritus Districts
1022	10/18/2018	System Generated Check/Voucher	385.00	Stantec
1023	10/18/2018	System Generated Check/Voucher	1,092.95	Straley & Robin
1024	10/18/2018	System Generated Check/Voucher	1,402.68	Tampa Bay Times
CD022	10/31/2018	Bank Fee	<u>15.00</u>	
Cleared Checks/Vouchers			<u>14,116.51</u>	

Ventana CDD  
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 10/31/18

Reconciliation Date: 10/31/2018

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	2049	10/4/2018	Developer Funding - 10.16.18	11,547.76
	90320644	10/4/2018	Developer Funding - 09.19.18	<u>4,026.34</u>
Cleared Deposits				<u><u>15,574.10</u></u>

10/31/2018



# Account Statement

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

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 1-800-786-8787

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Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING		10/01/2018 - 10/31/2018

Description	Amount	Description	Amount
Beginning Balance	\$2,423.62	Average Balance	\$4,999.53
Deposits/Credits	\$15,574.10	Average Collected Balance	\$4,497.18
Checks	\$14,101.51	Number of Days in Statement Period	31
Withdrawals/Debits	\$15.00		
Ending Balance	\$3,881.21		

**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
	10/15	4,026.34		DEPOSIT	10/18	11,547.76		DEPOSIT
Deposits/Credits: 2				Total Items Deposited: 2				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1018	2,100.00	10/02	1021	7,520.88	10/22	1023	1,092.95	10/29
	*1020	1,600.00	10/29	1022	385.00	10/29	1024	1,402.68	10/30

Checks: 6  
 \* Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	10/31	15.00		MAINTENANCE FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	10/01	2,423.62	2,423.62	10/19	15,897.72	15,897.72
	10/02	323.62	323.62	10/22	8,376.84	8,376.84
	10/15	4,349.96	323.96	10/29	5,298.89	5,298.89
	10/16	4,349.96	4,349.96	10/30	3,896.21	3,896.21
	10/18	15,897.72	4,350.72	10/31	3,881.21	3,881.21

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.