

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2019



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Ventana CDD

Balance Sheet

As of 3/31/2019

	General Fund	Debt Service Fund - Series 2018	Capital Projects Fund - Series 2018	General Fixed Assets	General Long-Term Debt	Total
Assets						
10101	Cash--Operating Account (Suntrust)	3,702.14	0.00	0.00	0.00	3,702.14
10200	Investment-Revenue 2018 (6000)	0.00	6,056.04	0.00	0.00	6,056.04
10201	Investment-Interest 2018 (6001)	0.00	406,178.13	0.00	0.00	406,178.13
10203	Investment-Reserve 2018 (6003)	0.00	798,862.51	0.00	0.00	798,862.51
10205	Investment-Construction 2018 (6005)	0.00	0.00	1,000,437.09	0.00	1,000,437.09
10206	Investment-Amenity 2018 (6006)	0.00	0.00	4,894,904.29	0.00	4,894,904.29
10207	Investment-Cost of Issuance 2018 (6007)	0.00	0.00	0.00	0.00	0.00
11500	Accounts Receivable	19,750.54	0.00	0.00	0.00	19,750.54
11501	Accounts Receivable - Other	(28,569.10)	0.00	0.00	0.00	(28,569.10)
15500	Prepaid items	0.00	0.00	0.00	0.00	0.00
15501	Prepaid General Liability Insurance	0.00	0.00	0.00	0.00	0.00
15502	Prepaid D & O Insurance	0.00	0.00	0.00	0.00	0.00
16990	Construction Work in Progress	0.00	0.00	0.00	0.00	0.00
18100	Amount To Be Provided-Debt Service	0.00	0.00	0.00	16,430,000.00	16,430,000.00
	Total Assets	(5,116.42)	1,211,096.68	5,895,341.38	16,430,000.00	31,492,767.90
Liabilities						
20200	Accounts Payable	10,780.10	0.00	0.00	0.00	10,780.10
20201	Accounts Payable-Other	0.00	0.00	0.00	0.00	0.00
21800	Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00
23290	Revenue Bonds Payable - 2018	0.00	0.00	0.00	16,430,000.00	16,430,000.00
	Total Liabilities	10,780.10	0.00	0.00	16,430,000.00	16,440,780.10
Fund Equity & Other Credits						
24700	Retained Earnings-All Other Reserves	0.00	1,733,128.88	9,294,129.12	0.00	11,027,258.00
27100	Fund Balance-Unreserved	(2,330.61)	0.00	0.00	0.00	(2,330.61)
28000	Investment in General Fixed Assets	0.00	0.00	0.00	7,961,446.26	7,961,446.26
	Other	(13,565.91)	(522,032.20)	(3,398,787.74)	0.00	(3,934,385.85)
	Total Fund Equity & Other Credits	(15,896.52)	1,211,096.68	5,895,341.38	7,961,446.26	15,051,987.80
	Total Liabilities & Fund Equity	(5,116.42)	1,211,096.68	5,895,341.38	16,430,000.00	31,492,767.90

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 3/31/2019

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
32520				
Special Assessments - Service Charges				
1005	0.00	1,719.00	1,719.00	0.00%
36600				
Contributions & Donations From Private Sources				
0002	366,475.00	17,288.97	(349,186.03)	(95.28)%
Developer Contributions				
Total Revenues	<u>366,475.00</u>	<u>19,007.97</u>	<u>(347,467.03)</u>	<u>(94.81)%</u>
Expenditures				
51300				
Financial & Administrative				
3101	45,000.00	22,500.00	22,500.00	50.00%
3103	20,500.00	1,037.50	19,462.50	94.94%
3104	5,000.00	0.00	5,000.00	100.00%
3105	9,500.00	0.00	9,500.00	100.00%
3201	4,500.00	0.00	4,500.00	100.00%
3202	6,500.00	0.00	6,500.00	100.00%
4101	1,200.00	4.84	1,195.16	99.60%
4501	2,100.00	1,600.00	500.00	23.81%
4801	2,000.00	2,065.18	(65.18)	(3.26)%
4901	250.00	56.36	193.64	77.46%
4902	175.00	3,075.00	(2,900.00)	(1,657.14)%
5101	250.00	0.00	250.00	100.00%
5103	0.00	50.00	(50.00)	0.00%
51400				
Legal Counsel				
3107	16,500.00	2,185.00	14,315.00	86.76%
53100				
Electric Utility Services				
4301	66,500.00	0.00	66,500.00	100.00%
53400				
Garbage/Solid Waste Control Services				
4303	2,000.00	0.00	2,000.00	100.00%
53600				
Water-Sewer Combination Services				
4302	17,000.00	0.00	17,000.00	100.00%
53900				
Other Physical Environment				
4502	7,500.00	0.00	7,500.00	100.00%
4509	40,000.00	0.00	40,000.00	100.00%
4604	80,000.00	0.00	80,000.00	100.00%
4605	10,000.00	0.00	10,000.00	100.00%
4607	5,000.00	0.00	5,000.00	100.00%
4611	5,000.00	0.00	5,000.00	100.00%
4615	10,000.00	0.00	10,000.00	100.00%
4619	10,000.00	0.00	10,000.00	100.00%
Club Facility Maintenance				
Total Expenditures	<u>366,475.00</u>	<u>32,573.88</u>	<u>333,901.12</u>	<u>91.11%</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(13,565.91)</u>	<u>(13,565.91)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0.00	(2,330.61)	(2,330.61)	0.00%
Fund Balance, End of Period	<u>0.00</u>	<u>(15,896.52)</u>	<u>(15,896.52)</u>	<u>0.00%</u>

Ventana CDD

Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018
From 10/1/2018 Through 3/31/2019

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
32510	Special Assessments - Capital Improvements			
1001	812,356.00	0.00	(812,356.00)	(100.00)%
1004	0.00	1,681.68	1,681.68	0.00%
36100	Interest Earnings			
0001	0.00	2,061.14	2,061.14	0.00%
	<u>812,356.00</u>	<u>3,742.82</u>	<u>(808,613.18)</u>	<u>(99.54)%</u>
Expenditures				
51700	Debt Service Payments			
7000	812,356.00	525,775.02	286,580.98	35.28%
	<u>812,356.00</u>	<u>525,775.02</u>	<u>286,580.98</u>	<u>35.28%</u>
	<u>0.00</u>	<u>(522,032.20)</u>	<u>(522,032.20)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period				
	0.00	1,733,128.88	1,733,128.88	0.00%
Fund Balance, End of Period				
	<u>0.00</u>	<u>1,211,096.68</u>	<u>1,211,096.68</u>	<u>0.00%</u>

Ventana CDD
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018
 From 10/1/2018 Through 3/31/2019

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
36100 Interest Earnings				
0001 Interest Earnings	0.00	12,047.64	12,047.64	0.00%
Total Revenues	<u>0.00</u>	<u>12,047.64</u>	<u>12,047.64</u>	<u>0.00%</u>
Expenditures				
53900 Other Physical Environment				
6301 Improvements Other Than Buildings	0.00	3,410,835.38	(3,410,835.38)	0.00%
Total Expenditures	<u>0.00</u>	<u>3,410,835.38</u>	<u>(3,410,835.38)</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(3,398,787.74)</u>	<u>(3,398,787.74)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0.00	9,294,129.12	9,294,129.12	0.00%
Fund Balance, End of Period	<u><u>0.00</u></u>	<u><u>5,895,341.38</u></u>	<u><u>5,895,341.38</u></u>	<u><u>0.00%</u></u>

Ventana CDD
Statement of Revenues & Expenditures

900 - General Fixed Assets
 From 10/1/2018 Through 3/31/2019

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0.00	7,961,446.26	7,961,446.26	0.00%
Fund Balance, End of Period	0.00	7,961,446.26	4,550,610.88	0.00%

Ventana CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 03/31/19
Reconciliation Date: 3/31/2019
Status: Locked

Bank Balance	3,702.14
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	3,702.14
Balance Per Books	<u>3,702.14</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: 03/31/19

Reconciliation Date: 3/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1033	3/7/2019	System Generated Check/Voucher	125.00	Straley Robin Vericker
1034	3/14/2019	System Generated Check/Voucher	316.50	Tampa Bay Times
Cleared Checks/Vouchers			441.50	

Ventana CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 03/31/19
Reconciliation Date: 3/31/2019
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	581006139	3/14/2019	Off Roll - Blk 5 Lot 28 29 30	<u>1,719.00</u>
Cleared Deposits				<u>1,719.00</u>

SUNTRUST BANK
 PO BOX 305183
 NASHVILLE TN 37230-5183

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03/31/2019



Account Statement

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

Questions? Please call
 1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING	-----	03/01/2019 - 03/31/2019
	Description	Amount	Description
	Beginning Balance	\$2,424.64	Average Balance
	Deposits/Credits	\$1,719.00	Average Collected Balance
	Checks	\$441.50	Number of Days in Statement Period
	Withdrawals/Debits	\$.00	
	Ending Balance	\$3,702.14	
			Amount
			\$2,855.89
			\$2,800.44
			31

Overdraft Protection
 Account Number: _____ Protected By: Not enrolled
 For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	03/21	1,719.00		DEPOSIT				
Deposits/Credits: 1				Total Items Deposited: 1				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1033	125.00	03/13	1034	316.50	03/22
Checks: 2						

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	03/01	2,424.64	2,424.64	03/21	4,018.64	2,299.64
	03/13	2,299.64	2,299.64	03/22	3,702.14	3,702.14

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.