

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 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 4/30/2019
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Capital Projects Fund - Series 2018	General Fixed Assets	General Long-Term Debt	Total
Assets						
Cash--Operating Account (Suntrust)	3,732	0	0	0	0	3,732
Investment-Revenue 2018 (6000)	0	7,710	0	0	0	7,710
Investment-Interest 2018 (6001)	0	406,178	0	0	0	406,178
Investment-Reserve 2018 (6003)	0	798,863	0	0	0	798,863
Investment-Construction 2018 (6005)	0	0	981,863	0	0	981,863
Investment-Amenity 2018 (6006)	0	0	4,887,762	0	0	4,887,762
Investment-Cost of Issuance 2018 (6007)	0	0	0	0	0	0
Accounts Receivable - Other	(8,819)	0	0	0	0	(8,819)
Prepaid Items	0	0	0	0	0	0
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	7,988,690	0	7,988,690
Amount To Be Provided-Debt Service	0	0	0	0	16,430,000	16,430,000
Other	0	0	0	0	0	0
Total Assets	(5,087)	1,212,750	5,869,624	7,988,690	16,430,000	31,495,978
Liabilities						
Accounts Payable	17,265	0	0	0	0	17,265
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
Total Liabilities	17,265	0	0	0	16,430,000	16,447,265
Fund Equity & Other Credits						
Retained Earnings-All Other Reserves	0	1,733,129	9,294,129	0	0	11,027,258
Fund Balance-Unreserved	(2,331)	0	0	0	0	(2,331)
Investment in General Fixed Assets	0	0	0	7,988,690	0	7,988,690
Other	(20,021)	(520,379)	(3,424,505)	0	0	(3,964,905)
Total Fund Equity & Other Credits	(22,352)	1,212,750	5,869,624	7,988,690	0	15,048,713
Total Liabilities & Fund Equity	(5,087)	1,212,750	5,869,624	7,988,690	16,430,000	31,495,978

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 4/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Off Roll	0	2,894	2,894	0 %
Contributions & Donations From Private Sources				
Developer Contributions	366,475	19,894	(346,581)	(95)%
Total Revenues	<u>366,475</u>	<u>22,789</u>	<u>(343,686)</u>	<u>(94)%</u>
Expenditures				
Financial & Administrative				
District Manager	45,000	26,250	18,750	42 %
District Engineer	20,500	1,873	18,628	91 %
Disclosure Report	5,000	0	5,000	100 %
Trustee Fees	9,500	4,148	5,352	56 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	6,500	500	6,000	92 %
Postage, Phone, Faxes, Copies	1,200	5	1,195	100 %
Public Officials Insurance	2,100	1,600	500	24 %
Legal Advertising	2,000	2,065	(65)	(3)%
Bank Fees	250	56	194	77 %
Dues, Licenses, & Fees	175	3,075	(2,900)	(1,657)%
Office Supplies	250	0	250	100 %
Website Maintenance	0	50	(50)	0 %
Legal Counsel				
District Counsel	16,500	3,187	13,313	81 %
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 %
Total Expenditures	<u>366,475</u>	<u>42,810</u>	<u>323,665</u>	<u>88 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(20,021)</u>	<u>(20,021)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(2,331)	(2,331)	0 %
Fund Balance, End of Period	<u>0</u>	<u>(22,352)</u>	<u>(22,352)</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018
From 10/1/2018 Through 4/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	812,356	0	(812,356)	(100)%
Debt Service Assmts-Off Roll	0	3,027	3,027	0 %
Interest Earnings				
Interest Earnings	0	2,369	2,369	0 %
Total Revenues	<u>812,356</u>	<u>5,396</u>	<u>(806,960)</u>	<u>(99)%</u>
Expenditures				
Debt Service Payments				
Interest	812,356	525,775	286,581	35 %
Total Expenditures	<u>812,356</u>	<u>525,775</u>	<u>286,581</u>	<u>35 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(520,379)</u>	<u>(520,379)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,733,129	1,733,129	0 %
Fund Balance, End of Period	<u>0</u>	<u>1,212,750</u>	<u>1,212,750</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	13,574	13,574	0 %
Total Revenues	0	13,574	13,574	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	3,438,079	(3,438,079)	0 %
Total Expenditures	0	3,438,079	(3,438,079)	0 %
Excess of Revenues Over (Under) Expenditures	0	(3,424,505)	(3,424,505)	0 %
Fund Balance, Beginning of Period	0	9,294,129	9,294,129	0 %
Fund Balance, End of Period	0	5,869,624	5,869,624	0 %

Ventana CDD
Statement of Revenues & Expenditures

900 - General Fixed Assets
 From 10/1/2018 Through 4/30/2019
 (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	7,988,690	7,988,690	0 %
Fund Balance, End of Period	<u> 0 </u>	<u> 7,988,690 </u>	<u> 4,550,611 </u>	<u> 0 % </u>

Ventana CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 04/30/19
Reconciliation Date: 4/30/2019
Status: Locked

Bank Balance	1,126.34
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	2,605.45
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	3,731.79
Balance Per Books	<u>3,731.79</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: 04/30/19
Reconciliation Date: 4/30/2019
Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	90324403	4/18/2019	Developer Funding - 04.18.19	<u>2,605.45</u>
Outstanding Deposits				<u>2,605.45</u>

Ventana CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 04/30/19
Reconciliation Date: 4/30/2019
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1035	4/18/2019	System Generated Check/Voucher	3,750.98	Meritus Districts
Cleared Checks/Vouchers			3,750.98	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 04/30/19

Reconciliation Date: 4/30/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	581006378	4/12/2019	Off Roll - Blk 6 Lot 24 25	<u>1,175.18</u>
Cleared Deposits				<u>1,175.18</u>

SUNTRUST BANK
 PO BOX 305183
 NASHVILLE TN 37230-5183

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04/30/2019



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		04/01/2019 - 04/30/2019
	Description	Amount	Description
	Beginning Balance	\$3,702.14	Average Balance
	Deposits/Credits	\$1,175.18	Average Collected Balance
	Checks	\$3,750.98	Number of Days in Statement Period
	Withdrawals/Debits	\$.00	
	Ending Balance	\$1,126.34	

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
	04/18	1,175.18		DEPOSIT				
Deposits/Credits: 1				Total Items Deposited: 1				

Checks	Check Number	Amount	Date Paid
	1035	3,750.98	04/19
Checks: 1			

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	04/01	3,702.14	3,702.14	04/19	1,126.34	1,126.34
	04/18	4,877.32	3,702.32			

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.