

# Ventana Community Development District

Financial Statements  
(Unaudited)

Period Ending  
August 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 8/31/2019  
(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)	1,029	0	0	0	0	1,029
Investment-Revenue 2018 (6000)	0	221,731	0	0	0	221,731
Investment-Interest 2018 (6001)	0	0	0	0	0	0
Investment-Reserve 2018 (6003)	0	798,863	0	0	0	798,863
Investment-Construction 2018 (6005)	0	0	0	0	0	0
Investment-Amenity 2018 (6006)	0	0	4,478,441	0	0	4,478,441
Investment-Cost of Issuance 2018 (6007)	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0
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
Prepaid Trustee Fees	2,074	0	0	0	0	2,074
Construction Work in Progress	0	0	0	9,385,287	0	9,385,287
Amount To Be Provided-Debt Service	0	0	0	0	16,430,000	16,430,000
Other	0	0	0	0	0	0
<b>Total Assets</b>	<b>3,103</b>	<b>1,020,593</b>	<b>4,478,441</b>	<b>9,385,287</b>	<b>16,430,000</b>	<b>31,317,424</b>
<b>Liabilities</b>						
Accounts Payable	18,519	0	0	0	0	18,519
Accounts Payable-Other	0	0	0	0	0	0
Retainage Payable	0	0	49,481	0	0	49,481
Accrued Expenses Payable	0	0	0	0	0	0
Other Current Liabilities	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>18,519</b>	<b>0</b>	<b>49,481</b>	<b>0</b>	<b>16,430,000</b>	<b>16,498,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Retained Earnings-All Other Reserves	0	1,733,129	9,244,648	0	0	10,977,777
Fund Balance-Unreserved	(1)	0	0	0	0	(1)
Investment in General Fixed Assets	0	0	0	9,385,287	0	9,385,287
Other	(15,415)	(712,536)	(4,815,689)	0	0	(5,543,639)
<b>Total Fund Equity &amp; Other Credits</b>	<b>(15,416)</b>	<b>1,020,593</b>	<b>4,428,960</b>	<b>9,385,287</b>	<b>0</b>	<b>14,819,424</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>3,103</b>	<b>1,020,593</b>	<b>4,478,441</b>	<b>9,385,287</b>	<b>16,430,000</b>	<b>31,317,424</b>

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

001 - General Fund  
From 10/1/2018 Through 8/31/2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
O&M Assmts-Off Roll	0	26,104	26,104	0 %
Contributions & Donations From Private Sources				
Developer Contributions	366,475	39,286	(327,189)	(89)%
<b>Total Revenues</b>	<u>366,475</u>	<u>65,390</u>	<u>(301,085)</u>	<u>(82)%</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	45,000	41,250	3,750	8 %
District Engineer	20,500	2,991	17,510	85 %
Disclosure Report	5,000	0	5,000	100 %
Trustee Fees	9,500	2,074	7,426	78 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	6,500	4,823	1,677	26 %
Postage, Phone, Faxes, Copies	1,200	10	1,190	99 %
Public Officials Insurance	2,100	1,600	500	24 %
Legal Advertising	2,000	3,064	(1,064)	(53)%
Bank Fees	250	306	(56)	(23)%
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	6,887	9,613	58 %
Electric Utility Services				
Electric Utility Services	66,500	385	66,115	99 %
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	3,304	36,696	92 %
Landscape Maintenance-Contract	80,000	10,985	69,015	86 %
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>80,805</u>	<u>285,670</u>	<u>78 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(15,415)</u>	<u>(15,415)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(1)	(1)	0 %
Fund Balance, End of Period	<u>0</u>	<u>(15,416)</u>	<u>(15,416)</u>	<u>0 %</u>

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

200 - Debt Service Fund - Series 2018

From 10/1/2018 Through 8/31/2019

(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				
DS Assmts-Tax Roll	812,356	0	(812,356)	(100)%
DS Assmts-Off Roll	0	216,152	216,152	0 %
Interest Earnings				
Interest Earnings	0	3,265	3,265	0 %
<b>Total Revenues</b>	<u>812,356</u>	<u>219,417</u>	<u>(592,939)</u>	<u>(73)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	812,356	931,953	(119,597)	(15)%
<b>Total Expenditures</b>	<u>812,356</u>	<u>931,953</u>	<u>(119,597)</u>	<u>(15)%</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>(712,536)</u>	<u>(712,536)</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>1,020,593</u>	<u>1,020,593</u>	<u>0 %</u>

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

300 - Capital Projects Fund - Series 2018

From 10/1/2018 Through 8/31/2019

(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	18,988	18,988	0 %
Total Revenues	0	18,988	18,988	0 %
<b>Expenditures</b>				
Other Physical Environment				
Improvements Other Than Buildings	0	4,834,676	(4,834,676)	0 %
Total Expenditures	0	4,834,676	(4,834,676)	0 %
Excess of Revenues Over (Under) Expenditures	0	(4,815,689)	(4,815,689)	0 %
Fund Balance, Beginning of Period	0	9,244,648	9,244,648	0 %
Fund Balance, End of Period	0	4,428,960	4,428,960	0 %

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

900 - General Fixed Assets  
 From 10/1/2018 Through 8/31/2019  
 (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	9,385,287	9,385,287	0 %
Fund Balance, End of Period	<u>0</u>	<u>9,385,287</u>	<u>4,550,611</u>	<u>0 %</u>

Ventana CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account (Suntrust)  
Reconciliation ID: 08/31/19  
Reconciliation Date: 8/31/2019  
Status: Locked

Bank Balance	1,029.12
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	1,029.12
Balance Per Books	<u>1,029.12</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: 08/31/19

Reconciliation Date: 8/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1054	8/8/2019	System Generated Check/Voucher	604.00	Tampa Bay Times
1055	8/15/2019	System Generated Check/Voucher	47.39	Tampa Electric
1056	8/19/2019	System Generated Check/Voucher	3,750.00	Meritus Districts
1057	8/19/2019	System Generated Check/Voucher	1,118.00	Stantec
1058	8/19/2019	System Generated Check/Voucher	1,690.95	Straley Robin Vericker
1059	8/19/2019	System Generated Check/Voucher	395.00	Tampa Bay Times
CD036	8/30/2019	Bank Fee	<u>15.00</u>	
Cleared Checks/Vouchers			<u>7,620.34</u>	



Ventana CDD  
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 08/31/19

Reconciliation Date: 8/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	581008453	8/16/2019	Off Roll - Blk 7 8 Lot 1 6 20 21 22 24 36 37 38 7	5,386.20
	581008455	8/16/2019	Off Roll - Blk 6 9 Lot 5 6 20 4	<u>2,350.38</u>
Cleared Deposits				<u>7,736.58</u>

08/31/2019



# 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		08/01/2019 - 08/31/2019

Description	Amount	Description	Amount
Beginning Balance	\$912.88	Average Balance	\$2,138.56
Deposits/Credits	\$7,736.58	Average Collected Balance	\$1,389.91
Checks	\$7,605.34	Number of Days in Statement Period	31
Withdrawals/Debits	\$15.00		
Ending Balance	\$1,029.12		

**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
	08/16	7,736.58		DEPOSIT				
Deposits/Credits: 1				Total Items Deposited: 2				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1054	604.00	08/16	1056	3,750.00	08/20	1058	1,690.95	08/22
	1055	47.39	08/20	1057	1,118.00	08/23	1059	395.00	08/23
Checks: 6									

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	08/30	15.00		MAINTENANCE FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	08/01	912.88	912.88	08/22	2,557.12	2,557.12
	08/16	8,045.46	309.46	08/23	1,044.12	1,044.12
	08/19	8,045.46	8,045.46	08/30	1,029.12	1,029.12
	08/20	4,248.07	4,248.07			

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.