

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
November 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 11/30/2019
(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)	2,334	0	0	0	0	2,334
Investment-Revenue 2018 (6000)	0	10,456	0	0	0	10,456
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	23	0	0	23
Investment-Amenity 2018 (6006)	0	0	4,040,613	0	0	4,040,613
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	0	0	0	0	0	0
Deposits	200	0	0	0	0	200
Construction Work in Progress	0	0	0	9,825,066	0	9,825,066
Amount Avail-Debt Service	0	0	0	0	1,064,825	1,064,825
Amount To Be Provided-Debt Service	0	0	0	0	15,365,175	15,365,175
Other	0	0	0	0	0	0
Total Assets	2,534	809,318	4,040,636	9,825,066	16,430,000	31,107,554
Liabilities						
Accounts Payable	40,125	0	0	0	0	40,125
Accounts Payable-Other	0	0	0	0	0	0
Retainage Payable	0	0	49,481	0	0	49,481
Due To Debt Service Fund	0	0	0	0	0	0
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
Total Liabilities	40,125	0	49,481	0	16,430,000	16,519,606
Fund Equity & Other Credits						
Retained Earnings-All Other Reserves	0	1,065,386	4,219,753	0	0	5,285,138
Fund Balance-Unreserved	2,108	0	0	0	0	2,108
Investment in General Fixed Assets	0	0	0	9,825,066	0	9,825,066
Other	(39,699)	(256,067)	(228,597)	0	0	(524,364)
Total Fund Equity & Other Credits	(37,592)	809,318	3,991,155	9,825,066	0	14,587,948
Total Liabilities & Fund Equity	2,534	809,318	4,040,636	9,825,066	16,430,000	31,107,554

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 11/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts-Tax Roll	208,022	1,411	(206,611)	(99)%
O&M Assmts-Off Roll	<u>132,540</u>	<u>0</u>	<u>(132,540)</u>	<u>(100)%</u>
Total Revenues	<u>340,562</u>	<u>1,411</u>	<u>(339,151)</u>	<u>(100)%</u>
Expenditures				
Financial & Administrative				
District Manager	45,000	7,500	37,500	83 %
District Engineer	3,000	1,068	1,932	64 %
Disclosure Report	4,200	0	4,200	100 %
Trustee Fees	4,300	2,074	2,226	52 %
Auditing Services	5,000	0	5,000	100 %
Postage, Phone, Faxes, Copies	500	5	495	99 %
Public Officials Insurance	1,800	2,250	(450)	(25)%
Legal Advertising	1,500	0	1,500	100 %
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	375	175	200	53 %
Website Maintenance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	7,000	531	6,470	92 %
Electric Utility Services				
Electric Utility Services	100,000	205	99,795	100 %
Garbage/Solid Waste Control Services				
Garbage Collection	3,759	0	3,759	100 %
Water-Sewer Combination Services				
Water Utility Services	8,000	0	8,000	100 %
Other Physical Environment				
Property & Casualty Insurance	10,500	2,750	7,750	74 %
Waterway Management Program	15,000	1,652	13,348	89 %
Landscape Maintenance-Contract	96,878	22,900	73,978	76 %
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	5,000	0	5,000	100 %
Club Facility Maintenance	<u>7,000</u>	<u>0</u>	<u>7,000</u>	<u>100 %</u>
Total Expenditures	<u>340,562</u>	<u>41,110</u>	<u>299,452</u>	<u>88 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(39,699)</u>	<u>(39,699)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	2,108	2,108	0 %
Fund Balance, End of Period	<u>0</u>	<u>(37,592)</u>	<u>(37,592)</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018
From 10/1/2019 Through 11/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts-Tax Roll	1,062,256	4,414	(1,057,842)	(100)%
DS Assmts-Developer	0	145,409	145,409	0 %
Interest Earnings				
Interest Earnings	0	288	288	0 %
Total Revenues	<u>1,062,256</u>	<u>150,111</u>	<u>(912,145)</u>	<u>(86)%</u>
Expenditures				
Debt Service Payments				
Interest	807,256	406,178	401,078	50 %
Principal	255,000	0	255,000	100 %
Total Expenditures	<u>1,062,256</u>	<u>406,178</u>	<u>656,078</u>	<u>62 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(256,067)</u>	<u>(256,067)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,065,386	1,065,386	0 %
Fund Balance, End of Period	<u>0</u>	<u>809,318</u>	<u>809,318</u>	<u>0 %</u>

Ventana CDD

Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018

From 10/1/2019 Through 11/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1,190	1,190	0 %
Total Revenues	0	1,190	1,190	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	229,787	(229,787)	0 %
Total Expenditures	0	229,787	(229,787)	0 %
Excess of Revenues Over (Under) Expenditures	0	(228,597)	(228,597)	0 %
Fund Balance, Beginning of Period	0	4,219,753	4,219,753	0 %
Fund Balance, End of Period	0	3,991,155	3,991,155	0 %

Ventana CDD
Statement of Revenues & Expenditures

900 - General Fixed Assets
 From 10/1/2019 Through 11/30/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	9,825,066	9,825,066	0 %
Fund Balance, End of Period	0	9,825,066	9,595,279	0 %

Ventana CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 11/30/19
Reconciliation Date: 11/30/2019
Status: Locked

Bank Balance	6,747.33
Less Outstanding Checks/Vouchers	4,413.74
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	2,333.59
Balance Per Books	<u>2,333.59</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: 11/30/19

Reconciliation Date: 11/30/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1087	11/22/2019	Series 2018 FY20 Tax Dist ID 447	4,413.74	Ventana CDD
Outstanding Checks/Vouchers			4,413.74	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 11/30/19

Reconciliation Date: 11/30/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1082	11/1/2019	System Generated Check/Voucher	2,310.00	Cornestone Solution Group
1083	11/14/2019	System Generated Check/Voucher	184.06	Tampa Electric
1084	11/21/2019	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1085	11/21/2019	System Generated Check/Voucher	23.00	Grau and Associates
1086	11/21/2019	System Generated Check/Voucher	652.00	Straley Robin Vericker
Cleared Checks/Vouchers			<u>3,995.06</u>	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 11/30/19

Reconciliation Date: 11/30/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR064	11/20/2019	Tax Distribution - 11.20.19	<u>5,824.93</u>
Cleared Deposits				<u>5,824.93</u>