

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
December 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 12/31/2019
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Capital Projects Fund - Series 2018	General Fixed Assets	General Long-Term Debt	Total
Assets						
Cash--Operating Account (Suntrust)	167,266	0	0	0	0	167,266
Investment-Revenue 2018 (6000)	0	641,133	0	0	0	641,133
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	3,098,162	0	0	3,098,162
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	10,768,017	0	10,768,017
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	167,466	1,439,995	3,098,185	10,768,017	16,430,000	31,903,663
Liabilities						
Accounts Payable	9,916	0	0	0	0	9,916
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	9,916	0	49,481	0	16,430,000	16,489,397
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	10,768,017	0	10,768,017
Other	155,442	374,610	(1,171,049)	0	0	(640,997)
Total Fund Equity & Other Credits	157,550	1,439,995	3,048,704	10,768,017	0	15,414,267
Total Liabilities & Fund Equity	167,466	1,439,995	3,098,185	10,768,017	16,430,000	31,903,663

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 12/31/2019
(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	203,024	(4,998)	(2)%
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>203,024</u>	<u>(137,538)</u>	<u>(40)%</u>
Expenditures				
Financial & Administrative				
District Manager	45,000	11,250	33,750	75 %
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	9	491	98 %
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	1,500	0	0 %
Legal Counsel				
District Counsel	7,000	611	6,389	91 %
Electric Utility Services				
Electric Utility Services	100,000	516	99,484	99 %
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	2,478	12,522	83 %
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>47,582</u>	<u>292,980</u>	<u>86 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>155,442</u>	<u>155,442</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	2,108	2,108	0 %
Fund Balance, End of Period	<u>0</u>	<u>157,550</u>	<u>157,550</u>	<u>0 %</u>

Ventana CDD

Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018

From 10/1/2019 Through 12/31/2019

(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	634,991	(427,265)	(40)%
DS Assmts-Developer	0	145,409	145,409	0 %
Interest Earnings				
Interest Earnings	0	387	387	0 %
Total Revenues	1,062,256	780,788	(281,468)	(26)%
Expenditures				
Debt Service Payments				
Interest	807,256	406,178	401,078	50 %
Principal	255,000	0	255,000	100 %
Total Expenditures	1,062,256	406,178	656,078	62 %
Excess of Revenues Over (Under) Expenditures	0	374,610	374,610	0 %
Fund Balance, Beginning of Period	0	1,065,386	1,065,386	0 %
Fund Balance, End of Period	0	1,439,995	1,439,995	0 %

Ventana CDD

Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018

From 10/1/2019 Through 12/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1,690	1,690	0 %
Total Revenues	0	1,690	1,690	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	1,172,739	(1,172,739)	0 %
Total Expenditures	0	1,172,739	(1,172,739)	0 %
Excess of Revenues Over (Under) Expenditures	0	(1,171,049)	(1,171,049)	0 %
Fund Balance, Beginning of Period	0	4,219,753	4,219,753	0 %
Fund Balance, End of Period	0	3,048,704	3,048,704	0 %

Ventana CDD

Statement of Revenues & Expenditures

900 - General Fixed Assets
From 10/1/2019 Through 12/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	10,768,017	10,768,017	0 %
Fund Balance, End of Period	<u>0</u>	<u>10,768,017</u>	<u>9,595,279</u>	<u>0 %</u>

Ventana CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 12/31/19
Reconciliation Date: 12/31/2019
Status: Locked

Bank Balance	789,604.12
Less Outstanding Checks/Vouchers	622,338.62
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	167,265.50
Balance Per Books	<u>167,265.50</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: 12/31/19

Reconciliation Date: 12/31/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1091	12/12/2019	Series 2018 FY20 Tax Dist ID 451	622,338.62	Ventana CDD
Outstanding Checks/Vouchers			622,338.62	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 12/31/19

Reconciliation Date: 12/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1087	11/22/2019	Series 2018 FY20 Tax Dist ID 447	4,413.74	Ventana CDD
1088	12/5/2019	System Generated Check/Voucher	1,075.50	Straley Robin Vericker
1089	12/6/2019	Series 2018 FY20 Tax Dist ID 449	8,238.99	Ventana CDD
1090	12/12/2019	System Generated Check/Voucher	311.51	Tampa Electric
1092	12/19/2019	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1093	12/19/2019	System Generated Check/Voucher	1,068.38	Stantec
1094	12/19/2019	System Generated Check/Voucher	33,400.00	Cornestone Solution Group
Cleared Checks/Vouchers			49,334.12	

Ventana CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 12/31/19
Reconciliation Date: 12/31/2019
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR065	12/4/2019	Tax Distribution - 12.04.19	10,873.23
	CR066	12/11/2019	Tax Distribution - 12.11.19	<u>821,317.68</u>
Cleared Deposits				<u><u>832,190.91</u></u>