

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2020



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 1/31/2020

(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)	147,966	0	0	0	0	147,966
Investment-Revenue 2018 (6000)	0	649,372	0	0	0	649,372
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	2,213,789	0	0	2,213,789
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	11,652,833	0	11,652,833
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	148,166	1,448,235	2,213,812	11,652,833	16,430,000	31,893,046
Liabilities						
Accounts Payable	2,569	0	0	0	0	2,569
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	2,569	0	49,481	0	16,430,000	16,482,050
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	11,652,833	0	11,652,833
Other	143,490	382,849	(2,055,422)	0	0	(1,529,083)
Total Fund Equity & Other Credits	145,597	1,448,235	2,164,331	11,652,833	0	15,410,996
Total Liabilities & Fund Equity	148,166	1,448,235	2,213,812	11,652,833	16,430,000	31,893,046

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 1/31/2020
(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	205,626	(2,396)	(1)%
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>205,626</u>	<u>(134,936)</u>	<u>(40)%</u>
Expenditures				
Financial & Administrative				
District Manager	45,000	15,000	30,000	67 %
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	22	478	96 %
Public Officials Insurance	1,800	2,250	(450)	(25)%
Legal Advertising	1,500	1,174	326	22 %
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	1,574	5,426	78 %
Electric Utility Services				
Electric Utility Services	100,000	785	99,215	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	3,304	11,696	78 %
Landscape Maintenance-Contract	96,878	30,460	66,418	69 %
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>62,136</u>	<u>278,426</u>	<u>82 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>143,490</u>	<u>143,490</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	2,108	2,108	0 %
Fund Balance, End of Period	<u>0</u>	<u>145,597</u>	<u>145,597</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018
From 10/1/2019 Through 1/31/2020
(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	643,127	(419,129)	(39)%
DS Assmts-Developer	0	145,409	145,409	0 %
Interest Earnings				
Interest Earnings	0	491	491	0 %
Total Revenues	<u>1,062,256</u>	<u>789,027</u>	<u>(273,229)</u>	<u>(26)%</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>382,849</u>	<u>382,849</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>1,448,235</u>	<u>1,448,235</u>	<u>0 %</u>

Ventana CDD

Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018

From 10/1/2019 Through 1/31/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,133	2,133	0 %
Total Revenues	0	2,133	2,133	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	2,057,555	(2,057,555)	0 %
Total Expenditures	0	2,057,555	(2,057,555)	0 %
Excess of Revenues Over (Under) Expenditures	0	(2,055,422)	(2,055,422)	0 %
Fund Balance, Beginning of Period	0	4,219,753	4,219,753	0 %
Fund Balance, End of Period	0	2,164,331	2,164,331	0 %

Ventana CDD
Statement of Revenues & Expenditures

900 - General Fixed Assets
 From 10/1/2019 Through 1/31/2020
 (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	11,652,833	11,652,833	0 %
Fund Balance, End of Period	<u>0</u>	<u>11,652,833</u>	<u>9,595,279</u>	<u>0 %</u>

Ventana CDD
Reconcile Cash Accounts

Summary

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

Reconciliation ID: 01/31/20

Reconciliation Date: 1/31/2020

Status: Locked

Bank Balance	156,102.04
Less Outstanding Checks/Vouchers	8,135.80
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	147,966.24
Balance Per Books	<u>147,966.24</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: 01/31/20

Reconciliation Date: 1/31/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1099	1/8/2020	Series 2018 FY20 Tax Dist ID 454	8,027.50	Ventana CDD
1101	1/21/2020	Series 2018 FY20 Tax Dist ID Int	108.30	Ventana CDD
Outstanding Checks/Vouchers			8,135.80	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 01/31/20

Reconciliation Date: 1/31/2020

Status: Locked

Cleared 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
1095	1/2/2020	System Generated Check/Voucher	11,271.53	Meritus Districts
1096	1/9/2020	System Generated Check/Voucher	1,500.00	ADA Site Compliance
1097	1/9/2020	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1098	1/9/2020	System Generated Check/Voucher	80.75	Straley Robin Vericker
1100	1/16/2020	System Generated Check/Voucher	268.21	Tampa Electric
1102	1/23/2020	System Generated Check/Voucher	394.00	Tampa Bay Times
1103	1/23/2020	System Generated Check/Voucher	7,560.00	Cornestone Solution Group
Cleared Checks/Vouchers			644,239.11	
			644,239.11	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 01/31/20

Reconciliation Date: 1/31/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR068	1/7/2020	Tax Distribution - 01.07.20	10,594.11
	CR070	1/15/2020	Interest Distribution - 01.15.20	142.92
				<hr/>
Cleared Deposits				10,737.03
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