

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 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 2/29/2020
(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)	132,476	0	0	0	0	132,476
Investment-Revenue 2018 (6000)	0	654,929	0	0	0	654,929
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	1,627,058	0	0	1,627,058
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	12,239,893	0	12,239,893
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	132,676	1,453,791	1,627,082	12,239,893	16,430,000	31,883,442
Liabilities						
Accounts Payable	2,494	0	0	0	0	2,494
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	2,494	0	49,481	0	16,430,000	16,481,975
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	12,239,893	0	12,239,893
Other	128,074	388,406	(2,642,152)	0	0	(2,125,672)
Total Fund Equity & Other Credits	130,182	1,453,791	1,577,601	12,239,893	0	15,401,467
Total Liabilities & Fund Equity	132,676	1,453,791	1,627,082	12,239,893	16,430,000	31,883,442

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 2/29/2020
(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	207,354	(668)	(0)%
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>207,354</u>	<u>(133,208)</u>	<u>(39)%</u>
Expenditures				
Financial & Administrative				
District Manager	45,000	18,750	26,250	58 %
District Engineer	3,000	2,530	470	16 %
Disclosure Report	4,200	0	4,200	100 %
Trustee Fees	4,300	2,074	2,226	52 %
Auditing Services	5,000	500	4,500	90 %
Postage, Phone, Faxes, Copies	500	24	476	95 %
Public Officials Insurance	1,800	2,250	(450)	(25)%
Legal Advertising	1,500	2,041	(541)	(36)%
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	375	175	200	53 %
Website Maintenance	1,500	2,125	(625)	(42)%
Legal Counsel				
District Counsel	7,000	2,765	4,235	60 %
Electric Utility Services				
Electric Utility Services	100,000	1,146	98,854	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	4,130	10,870	72 %
Landscape Maintenance-Contract	96,878	38,020	58,858	61 %
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>79,280</u>	<u>261,282</u>	<u>77 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>128,074</u>	<u>128,074</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	2,108	2,108	0 %
Fund Balance, End of Period	<u>0</u>	<u>130,182</u>	<u>130,182</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018
From 10/1/2019 Through 2/29/2020
(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	648,534	(413,722)	(39)%
DS Assmts-Developer	0	145,409	145,409	0 %
Interest Earnings				
Interest Earnings	0	641	641	0 %
Total Revenues	<u>1,062,256</u>	<u>794,584</u>	<u>(267,672)</u>	<u>(25)%</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>388,406</u>	<u>388,406</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>1,453,791</u>	<u>1,453,791</u>	<u>0 %</u>

Ventana CDD

Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018

From 10/1/2019 Through 2/29/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,462	2,462	0 %
Total Revenues	0	2,462	2,462	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	2,644,614	(2,644,614)	0 %
Total Expenditures	0	2,644,614	(2,644,614)	0 %
Excess of Revenues Over (Under) Expenditures	0	(2,642,152)	(2,642,152)	0 %
Fund Balance, Beginning of Period	0	4,219,753	4,219,753	0 %
Fund Balance, End of Period	0	1,577,601	1,577,601	0 %

Ventana CDD
Statement of Revenues & Expenditures

900 - General Fixed Assets
 From 10/1/2019 Through 2/29/2020
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	12,239,893	12,239,893	0 %
Fund Balance, End of Period	0	12,239,893	9,595,279	0 %

Ventana CDD
Reconcile Cash Accounts

Summary

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

Reconciliation ID: 02/29/20

Reconciliation Date: 2/29/2020

Status: Locked

Bank Balance	132,475.71
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	132,475.71
Balance Per Books	<u>132,475.71</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: 02/29/20

Reconciliation Date: 2/29/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
1104	2/3/2020	System Generated Check/Voucher	3,752.63	Meritus Districts
1105	2/3/2020	System Generated Check/Voucher	962.85	Straley Robin Vericker
1106	2/3/2020	System Generated Check/Voucher	390.00	Tampa Bay Times
1109	2/5/2020	Series 2018 FY20 Tax Dist ID 457	5,406.85	Ventana CDD
1107	2/6/2020	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1108	2/6/2020	System Generated Check/Voucher	390.00	Tampa Bay Times
1110	2/13/2020	System Generated Check/Voucher	500.00	Grau and Associates
1111	2/13/2020	System Generated Check/Voucher	625.00	Meritus Districts
1112	2/13/2020	System Generated Check/Voucher	361.52	Tampa Electric
1113	2/20/2020	System Generated Check/Voucher	1,461.25	Stantec
1114	2/20/2020	System Generated Check/Voucher	390.00	Tampa Bay Times
1115	2/20/2020	System Generated Check/Voucher	7,560.00	Cornestone Solution Group
Cleared Checks/Vouchers			30,761.90	
			30,761.90	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 02/29/20

Reconciliation Date: 2/29/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR071	2/4/2020	Tax Distribution - 02.04.20	<u>7,135.57</u>
Cleared Deposits				<u>7,135.57</u>