

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
March 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 3/31/2020
(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)	177,663	0	0	0	0	177,663
Investment-Revenue 2018 (6000)	0	840,301	0	0	0	840,301
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	1,410,419	0	0	1,410,419
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	12,456,743	0	12,456,743
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	177,863	1,639,164	1,410,443	12,456,743	16,430,000	32,114,213
Liabilities						
Accounts Payable	2,586	0	0	0	0	2,586
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	2,586	0	49,481	0	16,430,000	16,482,067
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	12,456,743	0	12,456,743
Other	173,170	573,778	(2,858,791)	0	0	(2,111,843)
Total Fund Equity & Other Credits	175,277	1,639,164	1,360,962	12,456,743	0	15,632,146
Total Liabilities & Fund Equity	177,863	1,639,164	1,410,443	12,456,743	16,430,000	32,114,213

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 3/31/2020
(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	207,354	(668)	(0)%
O&M Assmts-Off Roll	<u>132,540</u>	<u>61,698</u>	<u>(70,842)</u>	<u>(53)%</u>
Total Revenues	<u>340,562</u>	<u>269,052</u>	<u>(71,510)</u>	<u>(22)%</u>
Expenditures				
Financial & Administrative				
District Manager	45,000	22,500	22,500	50 %
District Engineer	3,000	2,752	248	8 %
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	27	473	95 %
Public Officials Insurance	1,800	2,250	(450)	(25)%
Legal Advertising	1,500	3,965	(2,465)	(164)%
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	375	175	200	53 %
Website Maintenance	1,500	2,250	(750)	(50)%
Legal Counsel				
District Counsel	7,000	3,565	3,435	49 %
Electric Utility Services				
Electric Utility Services	100,000	2,539	97,461	97 %
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	4,956	10,044	67 %
Landscape Maintenance-Contract	96,878	45,580	51,298	53 %
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>95,883</u>	<u>244,679</u>	<u>72 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>173,170</u>	<u>173,170</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	2,108	2,108	0 %
Fund Balance, End of Period	<u>0</u>	<u>175,277</u>	<u>175,277</u>	<u>0 %</u>

Ventana CDD

Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018

From 10/1/2019 Through 3/31/2020

(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	648,534	(413,722)	(39)%
DS Assmts-Off Roll	0	185,220	185,220	0 %
DS Assmts-Developer	0	145,409	145,409	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>794</u>	<u>794</u>	<u>0 %</u>
Total Revenues	<u>1,062,256</u>	<u>979,957</u>	<u>(82,299)</u>	<u>(8)%</u>
Expenditures				
Debt Service Payments				
Interest	807,256	406,178	401,078	50 %
Principal	<u>255,000</u>	<u>0</u>	<u>255,000</u>	<u>100 %</u>
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>573,778</u>	<u>573,778</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,065,386	1,065,386	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,639,164</u></u>	<u><u>1,639,164</u></u>	<u><u>0 %</u></u>

Ventana CDD

Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018

From 10/1/2019 Through 3/31/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,673	2,673	0 %
Total Revenues	0	2,673	2,673	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	2,861,465	(2,861,465)	0 %
Total Expenditures	0	2,861,465	(2,861,465)	0 %
Excess of Revenues Over (Under) Expenditures	0	(2,858,791)	(2,858,791)	0 %
Fund Balance, Beginning of Period	0	4,219,753	4,219,753	0 %
Fund Balance, End of Period	0	1,360,962	1,360,962	0 %

Ventana CDD
Statement of Revenues & Expenditures

900 - General Fixed Assets
 From 10/1/2019 Through 3/31/2020
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	12,456,743	12,456,743	0 %
Fund Balance, End of Period	0	12,456,743	9,595,279	0 %

Ventana CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 03/31/20
Reconciliation Date: 3/31/2020
Status: Locked

Bank Balance	177,662.85
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	177,662.85
Balance Per Books	<u>177,662.85</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: 03/31/20

Reconciliation Date: 3/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1116	3/1/2020	System Generated Check/Voucher	3,877.63	Meritus Districts
1117	3/1/2020	System Generated Check/Voucher	477.00	Tampa Bay Times
1118	3/2/2020	Series 2018 Off Roll FY20 Ph 3	185,220.00	Ventana CDD
1119	3/5/2020	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1120	3/5/2020	System Generated Check/Voucher	1,190.95	Straley Robin Vericker
1121	3/12/2020	System Generated Check/Voucher	222.25	Stantec
1122	3/12/2020	System Generated Check/Voucher	964.00	Tampa Bay Times
1123	3/12/2020	System Generated Check/Voucher	1,393.03	Tampa Electric
1124	3/12/2020	System Generated Check/Voucher	7,560.00	Cornestone Solution Group
Cleared Checks/Vouchers			<u>201,730.86</u>	

Ventana CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 03/31/20
Reconciliation Date: 3/31/2020
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	1388557	3/2/2020	Off Roll - 03.02.20	<u>246,918.00</u>
Cleared Deposits				<u>246,918.00</u>