

# Ventana Community Development District

Financial Statements  
(Unaudited)

Period Ending  
May 31, 2020



Meritus Districts  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607  
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# Ventana CDD

## Balance Sheet

As of 5/31/2020  
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Capital Projects Fund - Series 2018	General Fixed Assets	General Long-Term Debt	Total
<b>Assets</b>						
Cash--Operating Account (Suntrust)	132,277	0	0	0	0	132,277
Investment-Revenue 2018 (6000)	0	323,766	0	0	0	323,766
Investment-Interest 2018 (6001)	0	0	0	0	0	0
Investment-Sinking 2018 (6002)	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	973,399	0	0	973,399
Investment-Cost of Issuance 2018 (6007)	0	0	0	0	0	0
Accounts Receivable - Other	0	0	114,985	0	0	114,985
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	3,455	0	0	0	0	3,455
Deposits	93	0	0	0	0	93
Construction Work in Progress	0	0	0	12,893,850	0	12,893,850
Amount Avail-Debt Service	0	0	0	0	1,064,825	1,064,825
Amount To Be Provided-Debt Service	0	0	0	0	15,110,175	15,110,175
Other	0	0	0	0	0	0
<b>Total Assets</b>	<b>135,825</b>	<b>1,122,629</b>	<b>1,088,407</b>	<b>12,893,850</b>	<b>16,175,000</b>	<b>31,415,712</b>
<b>Liabilities</b>						
Accounts Payable	951	0	0	0	0	951
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
Due To Developer	1,907	0	0	0	0	1,907
Other Current Liabilities	0	0	0	0	0	0
Revenue Bonds Payable - 2018	0	0	0	0	16,175,000	16,175,000
<b>Total Liabilities</b>	<b>2,858</b>	<b>0</b>	<b>49,481</b>	<b>0</b>	<b>16,175,000</b>	<b>16,227,339</b>
<b>Fund Equity &amp; Other Credits</b>						
Retained Earnings-All Other Reserves	0	1,065,386	4,286,933	0	0	5,352,318
Fund Balance-Unreserved	201	0	0	0	0	201
Investment in General Fixed Assets	0	0	0	12,893,850	0	12,893,850
Other	132,767	57,243	(3,248,007)	0	0	(3,057,997)
<b>Total Fund Equity &amp; Other Credits</b>	<b>132,967</b>	<b>1,122,629</b>	<b>1,038,926</b>	<b>12,893,850</b>	<b>0</b>	<b>15,188,372</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>135,825</b>	<b>1,122,629</b>	<b>1,088,407</b>	<b>12,893,850</b>	<b>16,175,000</b>	<b>31,415,712</b>

**Ventana CDD**  
**Statement of Revenues & Expenditures**

001 - General Fund  
From 10/1/2019 Through 5/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
O&M Assmts-Tax Roll	208,022	207,937	(85)	(0)%
O&M Assmts-Off Roll	132,540	61,698	(70,842)	(53)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Total Revenues	<u>340,562</u>	<u>269,635</u>	<u>(70,927)</u>	<u>(21)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	0	400	(400)	0 %
Financial & Administrative				
District Manager	45,000	30,000	15,000	33 %
District Engineer	3,000	2,847	153	5 %
Disclosure Report	4,200	2,100	2,100	50 %
Trustee Fees	4,300	2,768	1,533	36 %
Auditing Services	5,000	4,000	1,000	20 %
Postage, Phone, Faxes, Copies	500	35	465	93 %
Public Officials Insurance	1,800	2,250	(450)	(25)%
Legal Advertising	1,500	4,579	(3,079)	(205)%
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	375	175	200	53 %
Website Maintenance	1,500	2,500	(1,000)	(67)%
Legal Counsel				
District Counsel	7,000	5,760	1,240	18 %
Electric Utility Services				
Electric Utility Services	100,000	8,635	91,365	91 %
Garbage/Solid Waste Control Services				
Garbage Collection	3,759	0	3,759	100 %
Water-Sewer Combination Services				
Water Utility Services	8,000	761	7,239	90 %
Other Physical Environment				
Property & Casualty Insurance	10,500	2,750	7,750	74 %
Waterway Management Program	15,000	6,608	8,392	56 %
Landscape Maintenance-Contract	96,878	60,700	36,178	37 %
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>136,869</u>	<u>203,694</u>	<u>60 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>132,767</u>	<u>132,767</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	201	201	0 %
Fund Balance, End of Period	<u>0</u>	<u>132,967</u>	<u>132,967</u>	<u>0 %</u>

## Ventana CDD

### Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018

From 10/1/2019 Through 5/31/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
DS Assmts-Tax Roll	1,062,256	650,355	(411,901)	(39)%
DS Assmts-Off Roll	0	327,956	327,956	0 %
DS Assmts-Developer	0	145,409	145,409	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>880</u>	<u>880</u>	<u>0 %</u>
Total Revenues	<u>1,062,256</u>	<u>1,124,599</u>	<u>62,343</u>	<u>6 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	807,256	812,356	(5,100)	(1)%
Principal	<u>255,000</u>	<u>255,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>1,062,256</u>	<u>1,067,356</u>	<u>(5,100)</u>	<u>(0)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>57,243</u>	<u>57,243</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>1,122,629</u></u>	<u><u>1,122,629</u></u>	<u><u>0 %</u></u>

## Ventana CDD

### Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018

From 10/1/2019 Through 5/31/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	2,760	2,760	0 %
Total Revenues	0	2,760	2,760	0 %
<b>Expenditures</b>				
Other Physical Environment				
Improvements Other Than Buildings	0	3,250,767	(3,250,767)	0 %
Total Expenditures	0	3,250,767	(3,250,767)	0 %
Excess of Revenues Over (Under) Expenditures	0	(3,248,007)	(3,248,007)	0 %
Fund Balance, Beginning of Period	0	4,286,933	4,286,933	0 %
Fund Balance, End of Period	0	1,038,926	1,038,926	0 %

**Ventana CDD**  
**Statement of Revenues & Expenditures**

900 - General Fixed Assets  
 From 10/1/2019 Through 5/31/2020  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	12,893,850	12,893,850	0 %
Fund Balance, End of Period	<u>0</u>	<u>12,893,850</u>	<u>9,595,279</u>	<u>0 %</u>

Ventana CDD  
Reconcile Cash Accounts

Summary

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

Reconciliation ID: 05/31/20

Reconciliation Date: 5/31/2020

Status: Locked

Bank Balance	132,477.33
Less Outstanding Checks/Vouchers	200.00
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	132,277.33
Balance Per Books	<u>132,277.33</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: 05/31/20  
Reconciliation Date: 5/31/2020  
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1147	5/21/2020	System Generated Check/Voucher	200.00	Nicholas J. Dister
Outstanding Checks/Vouchers			200.00	



Ventana CDD  
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 05/31/20

Reconciliation Date: 5/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1134	5/1/2020	System Generated Check/Voucher	3,878.68	Meritus Districts
1135	5/5/2020	System Generated Check/Voucher	21.14	Tampa Electric
1136	5/11/2020	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1137	5/11/2020	System Generated Check/Voucher	2,100.00	Meritus Districts
1138	5/11/2020	System Generated Check/Voucher	1,338.50	Straley Robin Vericker
1139	5/11/2020	System Generated Check/Voucher	614.00	Tampa Bay Times
1140	5/15/2020	System Generated Check/Voucher	95.25	Stantec
1141	5/15/2020	System Generated Check/Voucher	2,974.26	Tampa Electric
1142	5/15/2020	System Generated Check/Voucher	7,560.00	Cornestone Solution Group
1143	5/15/2020	System Generated Check/Voucher	4,148.38	US Bank
1144	5/21/2020	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1145	5/21/2020	System Generated Check/Voucher	2,000.00	Grau and Associates
1146	5/21/2020	System Generated Check/Voucher	200.00	Jeffery S. Hills
Cleared Checks/Vouchers			26,582.21	
			26,582.21	