

# Ventana Community Development District

Financial Statements  
(Unaudited)

Period Ending  
July 31, 2020



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

## Balance Sheet

As of 7/31/2020  
(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)	172,055	0	0	0	0	172,055
Investment-Revenue 2018 (6000)	0	325,044	0	0	0	325,044
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	622,777	0	0	622,777
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	2,762	0	0	0	0	2,762
Deposits	93	0	0	0	0	93
Construction Work in Progress	0	0	0	13,244,487	0	13,244,487
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>174,910</b>	<b>1,123,907</b>	<b>737,785</b>	<b>13,244,487</b>	<b>16,175,000</b>	<b>31,456,088</b>
<b>Liabilities</b>						
Accounts Payable	3,813	0	0	0	0	3,813
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>5,720</b>	<b>0</b>	<b>49,481</b>	<b>0</b>	<b>16,175,000</b>	<b>16,230,201</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	13,244,487	0	13,244,487
Other	168,990	58,521	(3,598,629)	0	0	(3,371,118)
<b>Total Fund Equity &amp; Other Credits</b>	<b>169,190</b>	<b>1,123,907</b>	<b>688,304</b>	<b>13,244,487</b>	<b>0</b>	<b>15,225,888</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>174,910</b>	<b>1,123,907</b>	<b>737,785</b>	<b>13,244,487</b>	<b>16,175,000</b>	<b>31,456,088</b>

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

001 - General Fund  
From 10/1/2019 Through 7/31/2020  
(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	208,340	318	0 %
O&M Assmts-Off Roll	132,540	132,540	0	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>340,562</u>	<u>340,881</u>	<u>319</u>	<u>0 %</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	0	400	(400)	0 %
Financial & Administrative				
District Manager	45,000	37,906	7,094	16 %
District Engineer	3,000	2,847	153	5 %
Disclosure Report	4,200	2,100	2,100	50 %
Trustee Fees	4,300	3,461	839	20 %
Auditing Services	5,000	4,900	100	2 %
Postage, Phone, Faxes, Copies	500	183	317	63 %
Public Officials Insurance	1,800	2,250	(450)	(25)%
Legal Advertising	1,500	6,667	(5,167)	(344)%
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	375	175	200	53 %
Website Maintenance	1,500	2,750	(1,250)	(83)%
Legal Counsel				
District Counsel	7,000	6,549	451	6 %
Electric Utility Services				
Electric Utility Services	100,000	15,238	84,762	85 %
Garbage/Solid Waste Control Services				
Garbage Collection	3,759	0	3,759	100 %
Water-Sewer Combination Services				
Water Utility Services	8,000	947	7,053	88 %
Other Physical Environment				
Property & Casualty Insurance	10,500	2,750	7,750	74 %
Waterway Management Program	15,000	12,297	2,703	18 %
Landscape Maintenance-Contract	96,878	68,560	28,318	29 %
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>1,910</u>	<u>5,090</u>	<u>73 %</u>
<b>Total Expenditures</b>	<u>340,562</u>	<u>171,891</u>	<u>168,671</u>	<u>50 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>168,990</u>	<u>168,990</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	201	201	0 %
Fund Balance, End of Period	<u>0</u>	<u>169,190</u>	<u>169,190</u>	<u>0 %</u>

## Ventana CDD

### Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018

From 10/1/2019 Through 7/31/2020

(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	651,617	(410,639)	(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>895</u>	<u>895</u>	<u>0 %</u>
Total Revenues	<u>1,062,256</u>	<u>1,125,877</u>	<u>63,621</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>58,521</u>	<u>58,521</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>1,123,907</u></u>	<u><u>1,123,907</u></u>	<u><u>0 %</u></u>

## Ventana CDD

### Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018

From 10/1/2019 Through 7/31/2020

(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	2,774	2,774	0 %
Total Revenues	0	2,774	2,774	0 %
<b>Expenditures</b>				
Other Physical Environment				
Improvements Other Than Buildings	0	3,601,403	(3,601,403)	0 %
Total Expenditures	0	3,601,403	(3,601,403)	0 %
Excess of Revenues Over (Under) Expenditures	0	(3,598,629)	(3,598,629)	0 %
Fund Balance, Beginning of Period	0	4,286,933	4,286,933	0 %
Fund Balance, End of Period	0	688,304	688,304	0 %

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

900 - General Fixed Assets  
 From 10/1/2019 Through 7/31/2020  
 (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	13,244,487	13,244,487	0 %
Fund Balance, End of Period	<u>          0          </u>	<u>          13,244,487          </u>	<u>          9,595,279          </u>	<u>          0 %          </u>

Ventana CDD  
Reconcile Cash Accounts

Summary

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

Reconciliation ID: 07/31/20

Reconciliation Date: 7/31/2020

Status: Locked

Bank Balance	172,415.19
Less Outstanding Checks/Vouchers	360.00
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	172,055.19
Balance Per Books	<u>172,055.19</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: 07/31/20  
Reconciliation Date: 7/31/2020  
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1169	7/23/2020	System Generated Check/Voucher	360.00	Neptune Services
Outstanding Checks/Vouchers			360.00	



Ventana CDD  
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 07/31/20

Reconciliation Date: 7/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1155	6/11/2020	Series 2018 FY20 Tax Dist ID 478	1,262.82	Ventana CDD
1157	6/22/2020	FY2020 O&M assessments partial refund	2,478.00	Lennar Homes, LLC
1159	6/25/2020	System Generated Check/Voucher	400.00	Site Masters of Florida
1161	7/1/2020	System Generated Check/Voucher	105.05	Water Resource Services
1162	7/1/2020	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1163	7/1/2020	System Generated Check/Voucher	4,181.50	Meritus Districts
1164	7/9/2020	System Generated Check/Voucher	213.24	Meritus Districts
1165	7/9/2020	System Generated Check/Voucher	5,250.00	Cornestone Solution Group
1166	7/16/2020	System Generated Check/Voucher	900.00	Grau and Associates
1167	7/16/2020	System Generated Check/Voucher	3,545.31	Tampa Electric
1168	7/23/2020	System Generated Check/Voucher	3,272.30	First Choice Aquatic Weed
Cleared Checks/Vouchers			22,434.22	
			22,434.22	

Ventana CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)  
Reconciliation ID: 07/31/20  
Reconciliation Date: 7/31/2020  
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	122138	6/29/2020	FY20 Assessments - 06.29.20	36,660.00
	90333377	7/27/2020	FY20 Assessments - 07.27.20	<u>36,660.00</u>
Cleared Deposits				73,320.00