

# Ventana Community Development District

Financial Statements  
(Unaudited)

Period Ending  
September 30, 2020



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

## Balance Sheet

As of 9/30/2020  
(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)	107,991	0	0	0	0	107,991
Investment-Revenue 2018 (6000)	0	325,054	0	0	0	325,054
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	377,405	0	0	377,405
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	2,069	0	0	0	0	2,069
Deposits	93	0	0	0	0	93
Construction Work in Progress	0	0	0	13,489,865	0	13,489,865
Amount Avail-Debt Service	0	0	0	0	1,123,917	1,123,917
Amount To Be Provided-Debt Service	0	0	0	0	15,051,083	15,051,083
Other	0	0	0	0	0	0
<b>Total Assets</b>	<b>110,153</b>	<b>1,123,917</b>	<b>492,413</b>	<b>13,489,865</b>	<b>16,175,000</b>	<b>31,391,347</b>
<b>Liabilities</b>						
Accounts Payable	10,161	0	0	0	0	10,161
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>12,068</b>	<b>0</b>	<b>49,481</b>	<b>0</b>	<b>16,175,000</b>	<b>16,236,549</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	13,489,865	0	13,489,865
Other	97,884	58,531	(3,844,001)	0	0	(3,687,585)
<b>Total Fund Equity &amp; Other Credits</b>	<b>98,085</b>	<b>1,123,917</b>	<b>442,932</b>	<b>13,489,865</b>	<b>0</b>	<b>15,154,798</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>110,153</b>	<b>1,123,917</b>	<b>492,413</b>	<b>13,489,865</b>	<b>16,175,000</b>	<b>31,391,347</b>

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

001 - General Fund  
From 10/1/2019 Through 9/30/2020  
(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	0	1	1	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	4,104	4,104	0 %
<b>Total Revenues</b>	<u>340,562</u>	<u>344,985</u>	<u>4,423</u>	<u>1 %</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	0	800	(800)	0 %
Financial & Administrative				
District Manager	45,000	46,006	(1,006)	(2)%
District Engineer	3,000	3,006	(6)	(0)%
Disclosure Report	4,200	4,200	0	0 %
Trustee Fees	4,300	4,154	146	3 %
Auditing Services	5,000	4,900	100	2 %
Postage, Phone, Faxes, Copies	500	227	273	55 %
Public Officials Insurance	1,800	2,250	(450)	(25)%
Legal Advertising	1,500	7,162	(5,662)	(377)%
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	375	175	200	53 %
Office Supplies	0	106	(106)	0 %
Website Maintenance	1,500	4,500	(3,000)	(200)%
Legal Counsel				
District Counsel	7,000	7,370	(370)	(5)%
Electric Utility Services				
Electric Utility Services	100,000	24,370	75,630	76 %
Garbage/Solid Waste Control Services				
Garbage Collection	3,759	0	3,759	100 %
Water-Sewer Combination Services				
Water Utility Services	8,000	2,985	5,015	63 %
Other Physical Environment				
Property & Casualty Insurance	10,500	2,750	7,750	74 %
Aquatic Management Contract	15,000	17,726	(2,726)	(18)%
Landscape Maintenance-Contract	96,878	93,049	3,829	4 %
Mulch/Tree Trimming	10,000	18,081	(8,081)	(81)%
Plant Replacement & Annuals	5,000	0	5,000	100 %
Irrigation Maintenance	5,000	0	5,000	100 %
Pool Maintenance - Contract	5,000	0	5,000	100 %
Amenity Center Facility Maintenance	7,000	3,285	3,715	53 %
<b>Total Expenditures</b>	<u>340,562</u>	<u>247,101</u>	<u>93,461</u>	<u>27 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>97,884</u>	<u>97,884</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	201	201	0 %
Fund Balance, End of Period	<u>0</u>	<u>98,085</u>	<u>98,085</u>	<u>0 %</u>

## Ventana CDD

### Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018

From 10/1/2019 Through 9/30/2020

(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>905</u>	<u>905</u>	<u>0 %</u>
Total Revenues	<u>1,062,256</u>	<u>1,125,887</u>	<u>63,631</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>58,531</u>	<u>58,531</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>1,123,917</u></u>	<u><u>1,123,917</u></u>	<u><u>0 %</u></u>

## Ventana CDD

### Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018

From 10/1/2019 Through 9/30/2020

(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	2,780	2,780	0 %
Total Revenues	0	2,780	2,780	0 %
<b>Expenditures</b>				
Other Physical Environment				
Improvements Other Than Buildings	0	3,846,781	(3,846,781)	0 %
Total Expenditures	0	3,846,781	(3,846,781)	0 %
Excess of Revenues Over (Under) Expenditures	0	(3,844,001)	(3,844,001)	0 %
Fund Balance, Beginning of Period	0	4,286,933	4,286,933	0 %
Fund Balance, End of Period	0	442,932	442,932	0 %

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

900 - General Fixed Assets  
 From 10/1/2019 Through 9/30/2020  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	13,489,865	13,489,865	0 %
Fund Balance, End of Period	0	13,489,865	9,595,279	0 %

Ventana CDD  
Reconcile Cash Accounts

Summary

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

Reconciliation ID: 09/30/20

Reconciliation Date: 9/30/2020

Status: Locked

Bank Balance	103,887.11
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	4,104.10
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	107,991.21
Balance Per Books	<u>107,991.21</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: 09/30/20

Reconciliation Date: 9/30/2020

Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
2171	9/24/2020	Developer Funding - 09.22.20	4,104.10	
Outstanding Deposits			4,104.10	



Ventana CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)  
 Reconciliation ID: 09/30/20  
 Reconciliation Date: 9/30/2020  
 Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1178	8/13/2020	System Generated Check/Voucher	200.00	Jeffery S. Hills
1182	8/20/2020	System Generated Check/Voucher	40.00	Affordable Backflow Test
1186	9/1/2020	System Generated Check/Voucher	64.44	Water Resource Services
1187	9/1/2020	System Generated Check/Voucher	4,181.30	Meritus Districts
1188	9/1/2020	System Generated Check/Voucher	390.00	Neptune Services
1189	9/1/2020	System Generated Check/Voucher	7,560.00	Cornestone Solution Group
1190	9/8/2020	System Generated Check/Voucher	2,134.80	First Choice Aquatic Weed
1191	9/8/2020	System Generated Check/Voucher	260.00	Neptune Services
1192	9/8/2020	System Generated Check/Voucher	622.65	Straley Robin Vericker
1193	9/8/2020	System Generated Check/Voucher	546.25	Cornestone Solution Group
1194	9/17/2020	System Generated Check/Voucher	2,467.60	First Choice Aquatic Weed
1195	9/17/2020	System Generated Check/Voucher	158.75	Stantec
1196	9/17/2020	System Generated Check/Voucher	4,122.93	Tampa Electric
1197	9/17/2020	System Generated Check/Voucher	22,685.00	Cornestone Solution Group
1198	9/24/2020	System Generated Check/Voucher	100.00	Board of Conty Commission
1199	9/24/2020	System Generated Check/Voucher	520.00	Neptune Services
Cleared Checks/Vouchers			46,053.72	