

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
October 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 10/31/2020
(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)	98,640	0	0	0	0	98,640
Investment-Revenue 2018 (6000)	0	15,841	0	0	0	15,841
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	377,407	0	0	377,407
Investment-Cost of Issuance 2018 (6007)	0	0	0	0	0	0
Accounts Receivable - Other	0	0	114,985	0	0	114,985
Assessments Receivable - Tax Roll	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	1,729	0	0	0	0	1,729
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
Total Assets	100,462	814,704	492,415	13,489,865	16,175,000	31,072,445
Liabilities						
Accounts Payable	31,085	0	0	0	0	31,085
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	0	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0	0
Revenue Bonds Payable - 2018	0	0	0	0	16,175,000	16,175,000
Total Liabilities	31,085	0	49,481	0	16,175,000	16,255,566
Fund Equity & Other Credits						
Retained Earnings-All Other Reserves	0	1,129,190	442,932	0	0	1,572,122
Fund Balance-Unreserved	86,387	0	0	0	0	86,387
Investment in General Fixed Assets	0	0	0	13,489,865	0	13,489,865
Other	(17,010)	(314,486)	2	0	0	(331,494)
Total Fund Equity & Other Credits	69,376	814,704	442,934	13,489,865	0	14,816,879

Ventana CDD

Balance Sheet

As of 10/31/2020
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Capital Projects Fund - Series 2018	General Fixed Assets	General Long-Term Debt	Total
Total Liabilities & Fund Equity	<u>100,462</u>	<u>814,704</u>	<u>492,415</u>	<u>13,489,865</u>	<u>16,175,000</u>	<u>31,072,445</u>

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 10/31/2020
(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	452,455	0	(452,455)	(100)%
Contributions & Donations From Private Sources				
Developer Contributions	39,461	43,294	3,833	10 %
Total Revenues	<u>491,916</u>	<u>43,294</u>	<u>(448,622)</u>	<u>(91)%</u>
Expenditures				
Legislative				
Supervisor Fees	4,000	0	4,000	100 %
Financial & Administrative				
District Manager	45,000	20,050	24,950	55 %
District Engineer	3,000	984	2,016	67 %
Disclosure Report	8,400	0	8,400	100 %
Trustee Fees	8,000	346	7,654	96 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	6,500	0	6,500	100 %
Postage, Phone, Faxes, Copies	500	307	193	39 %
Public Officials Insurance	2,475	2,363	112	5 %
Legal Advertising	2,200	1,039	1,161	53 %
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	175	175	0	0 %
Email Hosting Vendor	600	0	600	100 %
Website Maintenance	1,500	125	1,375	92 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	7,000	456	6,544	93 %
Electric Utility Services				
Electric Utility Services	100,000	4,256	95,744	96 %
Garbage/Solid Waste Control Services				
Garbage Collection	5,700	0	5,700	100 %
Water-Sewer Combination Services				
Water Utility Services	10,000	214	9,786	98 %
Other Physical Environment				
Onsite Staffing	20,000	0	20,000	100 %
Property & Casualty Insurance	12,000	19,323	(7,323)	(61)%
Aquatic Management Contract	9,912	826	9,086	92 %
Entry & Walls Maintenance	1,500	300	1,200	80 %
Landscape Maintenance-Contract	171,104	7,560	163,544	96 %
Mulch/Tree Trimming	23,000	0	23,000	100 %
Waterway Improvement & Repairs	1,000	520	480	48 %
Plant Replacement & Annuals	10,000	0	10,000	100 %
Irrigation Maintenance	5,000	0	5,000	100 %
Pool Maintenance - Contract	14,400	1,200	13,200	92 %
Pool Repairs	1,000	0	1,000	100 %
Amenity Center Facility Maintenance	5,000	260	4,740	95 %
Amenity Center Cleaning & Supplies	5,500	0	5,500	100 %
Amenity Center Pest Control	1,200	0	1,200	100 %
Total Expenditures	<u>491,916</u>	<u>60,304</u>	<u>431,612</u>	<u>88 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(17,010)</u>	<u>(17,010)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	86,387	86,387	0 %

Ventana CDD
Statement of Revenues & Expenditures

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

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, End of Period	<u>0</u>	<u>69,376</u>	<u>69,376</u>	<u>0%</u>

Ventana CDD
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018
 From 10/1/2020 Through 10/31/2020
 (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	1,061,856	0	(1,061,856)	(100)%
DS Assmts-Off Roll	0	86,587	86,587	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>5</u>	<u>5</u>	<u>0 %</u>
Total Revenues	<u>1,061,856</u>	<u>86,592</u>	<u>(975,264)</u>	<u>(92)%</u>
Expenditures				
Debt Service Payments				
Interest	796,856	401,078	395,778	50 %
Principal	<u>265,000</u>	<u>0</u>	<u>265,000</u>	<u>100 %</u>
Total Expenditures	<u>1,061,856</u>	<u>401,078</u>	<u>660,778</u>	<u>62 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(314,486)</u>	<u>(314,486)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,129,190	1,129,190	0 %
Fund Balance, End of Period	<u>0</u>	<u>814,704</u>	<u>814,704</u>	<u>0 %</u>

Ventana CDD

Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018

From 10/1/2020 Through 10/31/2020

(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	2	0 %
Total Revenues	0	2	2	0 %
Excess of Revenues Over (Under) Expenditures	0	2	2	0 %
Fund Balance, Beginning of Period	0	442,932	442,932	0 %
Fund Balance, End of Period	0	442,934	442,934	0 %

Ventana CDD
Statement of Revenues & Expenditures

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

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

Ventana CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 10/31/20
Reconciliation Date: 10/31/2020
Status: Locked

Bank Balance	64,238.42
Less Outstanding Checks/Vouchers	8,891.67
Plus Deposits in Transit	43,293.68
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	98,640.43
Balance Per Books	<u>98,640.43</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: 10/31/20

Reconciliation Date: 10/31/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1209	10/19/2020	System Generated Check/Voucher	303.00	Optimal Outsource
1212	10/19/2020	Overpayment of O&M's for FY19	3,315.26	Pulte Group
1219	10/27/2020	Series 2018 FY20 Tax Dist ID Excess Fees	5,273.41	Ventana CDD
Outstanding Checks/Vouchers			8,891.67	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 10/31/20

Reconciliation Date: 10/31/2020

Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
90334809	10/20/2020	Developer Funding - 10.20.20	<u>43,293.68</u>	
Outstanding Deposits			<u>43,293.68</u>	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 10/31/20

Reconciliation Date: 10/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1200	10/1/2020	System Generated Check/Voucher	1,500.00	ADA Site Compliance
1201	10/1/2020	System Generated Check/Voucher	1,973.33	Water Resource Services
1202	10/1/2020	System Generated Check/Voucher	5,228.68	Meritus Districts
1203	10/1/2020	System Generated Check/Voucher	197.50	Straley Robin Vericker
1204	10/8/2020	System Generated Check/Voucher	175.00	Dep. of Economic Opport.
1205	10/8/2020	System Generated Check/Voucher	21,686.00	Egis Insurance Advisors
1206	10/8/2020	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1207	10/8/2020	System Generated Check/Voucher	495.00	Tampa Bay Times
1208	10/8/2020	System Generated Check/Voucher	11,679.00	Cornestone Solution Group
1210	10/19/2020	System Generated Check/Voucher	4,255.91	Tampa Electric
1211	10/19/2020	Overpayment of O&M's for FY19	2,695.84	Lennar Homes, LLC
Cleared Checks/Vouchers			50,712.26	
			50,712.26	

Ventana CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 10/31/20
Reconciliation Date: 10/31/2020
Status: Locked

Cleared 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	
CR093	10/27/2020	FY20 Excess Fees - 10.27.20	<u>6,959.47</u>	
Cleared Deposits			11,063.57	