

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2019



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 10/31/2019
(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)	4,917	0	0	0	0	4,917
Investment-Revenue 2018 (6000)	0	412,083	0	0	0	412,083
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	4,067,658	0	0	4,067,658
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	9,797,482	0	9,797,482
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	5,117	1,210,946	4,067,682	9,797,482	16,430,000	31,511,227
Liabilities						
Accounts Payable	22,091	0	0	0	0	22,091
Accounts Payable-Other	0	0	0	0	0	0
Retainage Payable	0	0	49,481	0	0	49,481
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	22,091	0	49,481	0	16,430,000	16,501,572
Fund Equity & Other Credits						
Retained Earnings-All Other Reserves	0	1,065,386	4,219,753	0	0	5,285,138
Fund Balance-Unreserved	3,183	0	0	0	0	3,183
Investment in General Fixed Assets	0	0	0	9,797,482	0	9,797,482
Other	(20,157)	145,560	(201,552)	0	0	(76,148)
Total Fund Equity & Other Credits	(16,974)	1,210,946	4,018,201	9,797,482	0	15,009,655
Total Liabilities & Fund Equity	5,117	1,210,946	4,067,682	9,797,482	16,430,000	31,511,227

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 10/31/2019
(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	0	(208,022)	(100)%
O&M Assmts-Off Roll	<u>132,540</u>	<u>0</u>	<u>(132,540)</u>	<u>(100)%</u>
Total Revenues	<u>340,562</u>	<u>0</u>	<u>(340,562)</u>	<u>(100)%</u>
Expenditures				
Financial & Administrative				
District Manager	45,000	3,750	41,250	92 %
District Engineer	3,000	0	3,000	100 %
Disclosure Report	4,200	0	4,200	100 %
Trustee Fees	4,300	2,074	2,226	52 %
Auditing Services	5,000	0	5,000	100 %
Postage, Phone, Faxes, Copies	500	0	500	100 %
Public Officials Insurance	1,800	2,250	(450)	(25)%
Legal Advertising	1,500	0	1,500	100 %
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	375	175	200	53 %
Website Maintenance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	7,000	531	6,470	92 %
Electric Utility Services				
Electric Utility Services	100,000	21	99,979	100 %
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	826	14,174	94 %
Landscape Maintenance-Contract	96,878	7,780	89,098	92 %
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>20,157</u>	<u>320,405</u>	<u>94 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(20,157)</u>	<u>(20,157)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	3,183	3,183	0 %
Fund Balance, End of Period	<u>0</u>	<u>(16,974)</u>	<u>(16,974)</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018
From 10/1/2019 Through 10/31/2019
(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	0	(1,062,256)	(100)%
DS Assmts-Developer	0	145,409	145,409	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>151</u>	<u>151</u>	<u>0 %</u>
Total Revenues	<u>1,062,256</u>	<u>145,560</u>	<u>(916,696)</u>	<u>(86)%</u>
Expenditures				
Debt Service Payments				
Interest	807,256	0	807,256	100 %
Principal	<u>255,000</u>	<u>0</u>	<u>255,000</u>	<u>100 %</u>
Total Expenditures	<u>1,062,256</u>	<u>0</u>	<u>1,062,256</u>	<u>100 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>145,560</u>	<u>145,560</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>1,210,946</u></u>	<u><u>1,210,946</u></u>	<u><u>0 %</u></u>

Ventana CDD

Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018

From 10/1/2019 Through 10/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	652	652	0 %
Total Revenues	0	652	652	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	202,204	(202,204)	0 %
Total Expenditures	0	202,204	(202,204)	0 %
Excess of Revenues Over (Under) Expenditures	0	(201,552)	(201,552)	0 %
Fund Balance, Beginning of Period	0	4,219,753	4,219,753	0 %
Fund Balance, End of Period	0	4,018,201	4,018,201	0 %

Ventana CDD
Statement of Revenues & Expenditures

900 - General Fixed Assets
 From 10/1/2019 Through 10/31/2019
 (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	9,797,482	9,797,482	0 %
Fund Balance, End of Period	<u>0</u>	<u>9,797,482</u>	<u>9,595,279</u>	<u>0 %</u>

Ventana CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 10/31/19
Reconciliation Date: 10/31/2019
Status: Locked

Bank Balance	4,917.46
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	4,917.46
Balance Per Books	<u>4,917.46</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: 10/31/19

Reconciliation Date: 10/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1071	10/1/2019	System Generated Check/Voucher	3,752.63	Meritus Districts
1072	10/1/2019	System Generated Check/Voucher	2,310.00	Cornestone Solution Group
1074	10/3/2019	System Generated Check/Voucher	13,200.00	Meritus Districts
1075	10/3/2019	System Generated Check/Voucher	386.50	Tampa Bay Times
1076	10/10/2019	System Generated Check/Voucher	175.00	Dep. of Economic Opport.
1077	10/10/2019	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1078	10/17/2019	System Generated Check/Voucher	5,000.00	Egis Insurance Advisors
1079	10/17/2019	System Generated Check/Voucher	8.98	Meritus Districts
1080	10/17/2019	System Generated Check/Voucher	110.00	Stantec
1081	10/17/2019	System Generated Check/Voucher	321.51	Tampa Electric
Cleared Checks/Vouchers			26,090.62	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 10/31/19

Reconciliation Date: 10/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	32012146	9/24/2019	Off Roll - Blk 42 Lot 11	489.66
	32012292	9/30/2019	Off Roll - Blk 11 Lot 37	489.66
	32012345	10/3/2019	Off Roll - Blk 16 Lot 1	<u>538.62</u>
Cleared Deposits				<u><u>1,517.94</u></u>