

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 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 4/30/2020
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Capital Projects Fund - Series 2018	General Fixed Assets	General Long-Term Debt	Total
Assets						
Cash--Operating Account (Suntrust)	159,060	0	0	0	0	159,060
Investment-Revenue 2018 (6000)	0	984,931	0	0	0	984,931
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	1,231,384	0	0	1,231,384
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	3,807	0	0	0	0	3,807
Deposits	200	0	0	0	0	200
Construction Work in Progress	0	0	0	12,635,855	0	12,635,855
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	163,067	1,783,793	1,231,407	12,635,855	16,430,000	32,244,122
Liabilities						
Accounts Payable	6,948	0	0	0	0	6,948
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
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	6,948	0	49,481	0	16,430,000	16,486,429
Fund Equity & Other Credits						
Retained Earnings-All Other Reserves	0	1,065,386	4,219,753	0	0	5,285,138
Fund Balance-Unreserved	2,108	0	0	0	0	2,108
Investment in General Fixed Assets	0	0	0	12,635,855	0	12,635,855
Other	154,011	718,408	(3,037,826)	0	0	(2,165,408)
Total Fund Equity & Other Credits	156,119	1,783,793	1,181,926	12,635,855	0	15,757,693
Total Liabilities & Fund Equity	163,067	1,783,793	1,231,407	12,635,855	16,430,000	32,244,122

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 4/30/2020
(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	208,022	207,937	(85)	(0)%
O&M Assmts-Off Roll	<u>132,540</u>	<u>61,698</u>	<u>(70,842)</u>	<u>(53)%</u>
Total Revenues	<u>340,562</u>	<u>269,635</u>	<u>(70,927)</u>	<u>(21)%</u>
Expenditures				
Financial & Administrative				
District Manager	45,000	26,250	18,750	42 %
District Engineer	3,000	2,752	248	8 %
Disclosure Report	4,200	0	4,200	100 %
Trustee Fees	4,300	2,415	1,885	44 %
Auditing Services	5,000	2,000	3,000	60 %
Postage, Phone, Faxes, Copies	500	32	468	94 %
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	2,375	(875)	(58)%
Legal Counsel				
District Counsel	7,000	4,903	2,097	30 %
Electric Utility Services				
Electric Utility Services	100,000	5,553	94,447	94 %
Garbage/Solid Waste Control Services				
Garbage Collection	3,759	0	3,759	100 %
Water-Sewer Combination Services				
Water Utility Services	8,000	667	7,333	92 %
Other Physical Environment				
Property & Casualty Insurance	10,500	2,750	7,750	74 %
Waterway Management Program	15,000	5,782	9,218	61 %
Landscape Maintenance-Contract	96,878	53,140	43,738	45 %
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>115,623</u>	<u>224,939</u>	<u>66 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>154,011</u>	<u>154,011</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	2,108	2,108	0 %
Fund Balance, End of Period	<u>0</u>	<u>156,119</u>	<u>156,119</u>	<u>0 %</u>

Ventana CDD

Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018

From 10/1/2019 Through 4/30/2020

(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	1,062,256	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>866</u>	<u>866</u>	<u>0 %</u>
Total Revenues	<u>1,062,256</u>	<u>1,124,586</u>	<u>62,330</u>	<u>6 %</u>
Expenditures				
Debt Service Payments				
Interest	807,256	406,178	401,078	50 %
Principal	<u>255,000</u>	<u>0</u>	<u>255,000</u>	<u>100 %</u>
Total Expenditures	<u>1,062,256</u>	<u>406,178</u>	<u>656,078</u>	<u>62 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>718,408</u>	<u>718,408</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>1,783,793</u></u>	<u><u>1,783,793</u></u>	<u><u>0 %</u></u>

Ventana CDD
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018

From 10/1/2019 Through 4/30/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,750	2,750	0 %
Total Revenues	0	2,750	2,750	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	3,040,576	(3,040,576)	0 %
Total Expenditures	0	3,040,576	(3,040,576)	0 %
Excess of Revenues Over (Under) Expenditures	0	(3,037,826)	(3,037,826)	0 %
Fund Balance, Beginning of Period	0	4,219,753	4,219,753	0 %
Fund Balance, End of Period	0	1,181,926	1,181,926	0 %

Ventana CDD
Statement of Revenues & Expenditures

900 - General Fixed Assets
 From 10/1/2019 Through 4/30/2020
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	12,635,855	12,635,855	0 %
Fund Balance, End of Period	0	12,635,855	9,595,279	0 %

Ventana CDD
Reconcile Cash Accounts

Summary

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

Reconciliation ID: 04/30/20

Reconciliation Date: 4/30/2020

Status: Locked

Bank Balance	159,059.54
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	159,059.54
Balance Per Books	<u>159,059.54</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: 04/30/20

Reconciliation Date: 4/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1125	4/1/2020	System Generated Check/Voucher	3,879.73	Meritus Districts
1126	4/1/2020	System Generated Check/Voucher	799.70	Straley Robin Vericker
1127	4/1/2020	System Generated Check/Voucher	960.00	Tampa Bay Times
1128	4/7/2020	Series 2018 FY20 Tax Dist ID 465	1,820.67	Ventana CDD
1129	4/13/2020	System Generated Check/Voucher	1,500.00	Grau and Associates
1130	4/20/2020	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1131	4/20/2020	System Generated Check/Voucher	2,992.72	Tampa Electric
1132	4/20/2020	System Generated Check/Voucher	7,560.00	Cornestone Solution Group
1133	4/23/2020	System Generated Check/Voucher	667.28	Water Resource Services
Cleared Checks/Vouchers			21,006.10	
			21,006.10	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 04/30/20

Reconciliation Date: 4/30/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR075	4/6/2020	Tax Distribution - 04.06.20	<u>2,402.79</u>
Cleared Deposits				<u>2,402.79</u>