

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
June 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 6/30/2020
(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)	154,049	0	0	0	0	154,049
Investment-Revenue 2018 (6000)	0	325,039	0	0	0	325,039
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	958,793	0	0	958,793
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	3,114	0	0	0	0	3,114
Deposits	93	0	0	0	0	93
Construction Work in Progress	0	0	0	12,908,465	0	12,908,465
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
Total Assets	157,256	1,123,901	1,073,802	12,908,465	16,175,000	31,438,424
Liabilities						
Accounts Payable	6,181	0	0	0	0	6,181
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
Total Liabilities	8,088	0	49,481	0	16,175,000	16,232,569
Fund Equity & Other Credits						
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	12,908,465	0	12,908,465
Other	148,967	58,516	(3,262,612)	0	0	(3,055,129)
Total Fund Equity & Other Credits	149,168	1,123,901	1,024,321	12,908,465	0	15,205,855
Total Liabilities & Fund Equity	157,256	1,123,901	1,073,802	12,908,465	16,175,000	31,438,424

Ventana CDD

Balance Sheet

As of 6/30/2020
(In Whole Numbers)

<u>General Fund</u>	<u>Debt Service Fund - Series 2018</u>	<u>Capital Projects Fund - Series 2018</u>	<u>General Fixed Assets</u>	<u>General Long-Term Debt</u>	<u>Total</u>
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Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 6/30/2020
(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	208,340	318	0 %
O&M Assmts-Off Roll	132,540	95,880	(36,660)	(28)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Total Revenues	<u>340,562</u>	<u>304,221</u>	<u>(36,341)</u>	<u>(11)%</u>
Expenditures				
Legislative				
Supervisor Fees	0	400	(400)	0 %
Financial & Administrative				
District Manager	45,000	33,750	11,250	25 %
District Engineer	3,000	2,847	153	5 %
Disclosure Report	4,200	2,100	2,100	50 %
Trustee Fees	4,300	3,108	1,192	28 %
Auditing Services	5,000	4,000	1,000	20 %
Postage, Phone, Faxes, Copies	500	70	430	86 %
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	2,625	(1,125)	(75)%
Legal Counsel				
District Counsel	7,000	6,336	664	9 %
Electric Utility Services				
Electric Utility Services	100,000	11,693	88,307	88 %
Garbage/Solid Waste Control Services				
Garbage Collection	3,759	0	3,759	100 %
Water-Sewer Combination Services				
Water Utility Services	8,000	866	7,134	89 %
Other Physical Environment				
Property & Casualty Insurance	10,500	2,750	7,750	74 %
Waterway Management Program	15,000	8,199	6,801	45 %
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>945</u>	<u>6,055</u>	<u>87 %</u>
Total Expenditures	<u>340,562</u>	<u>155,254</u>	<u>185,308</u>	<u>54 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>148,967</u>	<u>148,967</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	201	201	0 %
Fund Balance, End of Period	<u>0</u>	<u>149,168</u>	<u>149,168</u>	<u>0 %</u>

Ventana CDD

Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018

From 10/1/2019 Through 6/30/2020

(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	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>890</u>	<u>890</u>	<u>0 %</u>
Total Revenues	<u>1,062,256</u>	<u>1,125,872</u>	<u>63,616</u>	<u>6 %</u>
Expenditures				
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>58,516</u>	<u>58,516</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>1,123,901</u></u>	<u><u>1,123,901</u></u>	<u><u>0 %</u></u>

Ventana CDD

Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018

From 10/1/2019 Through 6/30/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,770	2,770	0 %
Total Revenues	0	2,770	2,770	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	3,265,382	(3,265,382)	0 %
Total Expenditures	0	3,265,382	(3,265,382)	0 %
Excess of Revenues Over (Under) Expenditures	0	(3,262,612)	(3,262,612)	0 %
Fund Balance, Beginning of Period	0	4,286,933	4,286,933	0 %
Fund Balance, End of Period	0	1,024,321	1,024,321	0 %

Ventana CDD
Statement of Revenues & Expenditures

900 - General Fixed Assets
 From 10/1/2019 Through 6/30/2020
 (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	12,908,465	12,908,465	0 %
Fund Balance, End of Period	<u> 0 </u>	<u> 12,908,465 </u>	<u> 9,595,279 </u>	<u> 0 % </u>

Ventana CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 06/30/20
Reconciliation Date: 6/30/2020
Status: Locked

Bank Balance	121,529.41
Less Outstanding Checks/Vouchers	4,140.82
Plus Deposits in Transit	36,660.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	154,048.59
Balance Per Books	<u>154,048.59</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: 06/30/20

Reconciliation Date: 6/30/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
Outstanding Checks/Vouchers			<u>4,140.82</u>	

Ventana CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 06/30/20
Reconciliation Date: 6/30/2020
Status: Locked

Outstanding 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	<u>36,660.00</u>
Outstanding Deposits				<u>36,660.00</u>

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 06/30/20

Reconciliation Date: 6/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1147	5/21/2020	System Generated Check/Voucher	200.00	Nicholas J. Dister
1148	6/1/2020	System Generated Check/Voucher	94.04	Water Resource Services
1149	6/1/2020	System Generated Check/Voucher	3,909.65	Meritus Districts
1150	6/4/2020	System Generated Check/Voucher	300.00	Meritus Districts
1151	6/4/2020	System Generated Check/Voucher	300.00	Spearem Enterprises, LLC
1152	6/4/2020	System Generated Check/Voucher	857.10	Straley Robin Vericker
1153	6/11/2020	System Generated Check/Voucher	765.00	First Choice Aquatic Weed
1154	6/11/2020	System Generated Check/Voucher	2,310.00	Cornestone Solution Group
1156	6/18/2020	System Generated Check/Voucher	3,057.71	Tampa Electric
1158	6/25/2020	System Generated Check/Voucher	245.00	Pedro Cruz
1160	6/25/2020	System Generated Check/Voucher	576.00	Straley Robin Vericker
Cleared Checks/Vouchers			12,614.50	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 06/30/20

Reconciliation Date: 6/30/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR080	6/11/2020	Tax Distribution - 06.11.20	1,666.58
	001	6/30/2020	Off Roll - 06.29.20	<u>0.00</u>
Cleared Deposits				<u><u>1,666.58</u></u>