

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
August 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 8/31/2020
(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)	149,701	0	0	0	0	149,701
Investment-Revenue 2018 (6000)	0	325,049	0	0	0	325,049
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	518,221	0	0	518,221
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	2,409	0	0	0	0	2,409
Deposits	93	0	0	0	0	93
Construction Work in Progress	0	0	0	13,349,046	0	13,349,046
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	152,203	1,123,912	633,230	13,349,046	16,175,000	31,433,390
Liabilities						
Accounts Payable	11,578	0	0	0	0	11,578
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	13,485	0	49,481	0	16,175,000	16,237,966
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	13,349,046	0	13,349,046
Other	138,518	58,526	(3,703,184)	0	0	(3,506,140)
Total Fund Equity & Other Credits	138,718	1,123,912	583,749	13,349,046	0	15,195,424
Total Liabilities & Fund Equity	152,203	1,123,912	633,230	13,349,046	16,175,000	31,433,390

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 8/31/2020
(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	208,022	208,340	318	0 %
O&M Assmts-Off Roll	132,540	132,540	0	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Total Revenues	<u>340,562</u>	<u>340,881</u>	<u>319</u>	<u>0 %</u>
Expenditures				
Legislative				
Supervisor Fees	0	800	(800)	0 %
Financial & Administrative				
District Manager	45,000	41,956	3,044	7 %
District Engineer	3,000	2,847	153	5 %
Disclosure Report	4,200	3,150	1,050	25 %
Trustee Fees	4,300	3,813	487	11 %
Auditing Services	5,000	4,900	100	2 %
Postage, Phone, Faxes, Copies	500	220	280	56 %
Public Officials Insurance	1,800	2,250	(450)	(25)%
Legal Advertising	1,500	6,667	(5,167)	(344)%
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	375	175	200	53 %
Office Supplies	0	106	(106)	0 %
Website Maintenance	1,500	2,875	(1,375)	(92)%
Legal Counsel				
District Counsel	7,000	7,172	(172)	(2)%
Electric Utility Services				
Electric Utility Services	100,000	20,247	79,753	80 %
Garbage/Solid Waste Control Services				
Garbage Collection	3,759	0	3,759	100 %
Water-Sewer Combination Services				
Water Utility Services	8,000	1,011	6,989	87 %
Other Physical Environment				
Property & Casualty Insurance	10,500	2,750	7,750	74 %
Waterway Management Program	15,000	14,432	568	4 %
Landscape Maintenance-Contract	96,878	83,680	13,198	14 %
Landscape Maintenance-Other	10,000	546	9,454	95 %
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>2,765</u>	<u>4,235</u>	<u>61 %</u>
Total Expenditures	<u>340,562</u>	<u>202,363</u>	<u>138,199</u>	<u>41 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>138,518</u>	<u>138,518</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	201	201	0 %
Fund Balance, End of Period	<u>0</u>	<u>138,718</u>	<u>138,718</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018
From 10/1/2019 Through 8/31/2020
(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	1,062,256	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>900</u>	<u>900</u>	<u>0 %</u>
Total Revenues	<u>1,062,256</u>	<u>1,125,883</u>	<u>63,627</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>58,526</u>	<u>58,526</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,065,386	1,065,386	0 %
Fund Balance, End of Period	<u>0</u>	<u>1,123,912</u>	<u>1,123,912</u>	<u>0 %</u>

Ventana CDD

Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018

From 10/1/2019 Through 8/31/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,778	2,778	0 %
Total Revenues	0	2,778	2,778	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	3,705,962	(3,705,962)	0 %
Total Expenditures	0	3,705,962	(3,705,962)	0 %
Excess of Revenues Over (Under) Expenditures	0	(3,703,184)	(3,703,184)	0 %
Fund Balance, Beginning of Period	0	4,286,933	4,286,933	0 %
Fund Balance, End of Period	0	583,749	583,749	0 %

Ventana CDD
Statement of Revenues & Expenditures

900 - General Fixed Assets
 From 10/1/2019 Through 8/31/2020
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	13,349,046	13,349,046	0 %
Fund Balance, End of Period	0	13,349,046	9,595,279	0 %

Ventana CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 08/31/20
Reconciliation Date: 8/31/2020
Status: Locked

Bank Balance	149,940.83
Less Outstanding Checks/Vouchers	240.00
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	149,700.83
Balance Per Books	<u>149,700.83</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: 08/31/20

Reconciliation Date: 8/31/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
Outstanding Checks/Vouchers			240.00	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 08/31/20

Reconciliation Date: 8/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1169	7/23/2020	System Generated Check/Voucher	360.00	Neptune Services
1170	8/1/2020	System Generated Check/Voucher	80.50	Water Resource Services
1171	8/1/2020	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1172	8/1/2020	System Generated Check/Voucher	4,211.91	Meritus Districts
1173	8/1/2020	System Generated Check/Voucher	425.00	Neptune Services
1174	8/1/2020	System Generated Check/Voucher	213.00	Straley Robin Vericker
1175	8/1/2020	System Generated Check/Voucher	1,644.00	Tampa Bay Times
1176	8/6/2020	System Generated Check/Voucher	180.00	Neptune Services
1177	8/6/2020	System Generated Check/Voucher	444.00	Tampa Bay Times
1179	8/13/2020	System Generated Check/Voucher	106.29	Kaeser & Blair Inc.
1180	8/13/2020	System Generated Check/Voucher	200.00	Nicholas J. Dister
1181	8/13/2020	System Generated Check/Voucher	5,008.66	Tampa Electric
1183	8/20/2020	System Generated Check/Voucher	1,050.00	Meritus Districts
1184	8/20/2020	System Generated Check/Voucher	165.00	Neptune Services
1185	8/20/2020	System Generated Check/Voucher	7,560.00	Cornestone Solution Group
Cleared Checks/Vouchers			22,474.36	
			22,474.36	