

# Ventana Community Development District

Financial Statements  
(Unaudited)

Period Ending  
February 28, 2021



Meritus Districts  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607  
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# Ventana CDD

## Balance Sheet

As of 2/28/2021

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Capital Projects Fund - Series 2018	General Fixed Assets	General Long-Term Debt	Total
<b>Assets</b>						
Cash--Operating Account (Suntrust)	349,097	0	0	0	0	349,097
Investment-Revenue 2018 (6000)	0	1,060,567	0	0	0	1,060,567
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	0	0	0	0
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	346	0	0	0	0	346
Deposits	93	0	0	0	0	93
Construction Work in Progress	0	0	0	13,867,277	0	13,867,277
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
<b>Total Assets</b>	<b>349,536</b>	<b>1,859,429</b>	<b>115,008</b>	<b>13,867,277</b>	<b>16,175,000</b>	<b>32,366,250</b>
<b>Liabilities</b>						
Accounts Payable	9,230	0	0	0	0	9,230
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
<b>Total Liabilities</b>	<b>9,230</b>	<b>0</b>	<b>49,481</b>	<b>0</b>	<b>16,175,000</b>	<b>16,233,711</b>
<b>Fund Equity &amp; Other Credits</b>						
Retained Earnings-All Other Reserves	0	1,129,190	442,932	0	0	1,572,122
Fund Balance-Unreserved	76,943	0	0	0	0	76,943
Investment in General Fixed Assets	0	0	0	13,867,277	0	13,867,277
Other	263,363	730,239	(377,405)	0	0	616,198
<b>Total Fund Equity &amp; Other Credits</b>	<b>340,306</b>	<b>1,859,429</b>	<b>65,527</b>	<b>13,867,277</b>	<b>0</b>	<b>16,132,540</b>

# Ventana CDD

## Balance Sheet

As of 2/28/2021

(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>349,536</u>	<u>1,859,429</u>	<u>115,008</u>	<u>13,867,277</u>	<u>16,175,000</u>	<u>32,366,250</u>

**Ventana CDD**  
**Statement of Revenues & Expenditures**

001 - General Fund  
From 10/1/2020 Through 2/28/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
O&M Assmts-Tax Roll	452,455	443,765	(8,690)	(2)%
Interest Earnings				
Interest Earnings	0	51	51	0 %
Contributions & Donations From Private Sources				
Developer Contributions	39,461	0	(39,461)	(100)%
<b>Total Revenues</b>	<u>491,916</u>	<u>443,816</u>	<u>(48,100)</u>	<u>(10)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	4,000	400	3,600	90 %
Financial & Administrative				
District Manager	45,000	39,000	6,000	13 %
District Engineer	3,000	1,541	1,459	49 %
Disclosure Report	8,400	4,200	4,200	50 %
Trustee Fees	8,000	1,729	6,272	78 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	6,500	0	6,500	100 %
Postage, Phone, Faxes, Copies	500	322	178	36 %
Public Officials Insurance	2,475	2,363	112	5 %
Legal Advertising	2,200	2,054	147	7 %
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	175	175	0	0 %
Email Hosting Vendor	600	0	600	100 %
Website Maintenance	1,500	625	875	58 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	7,000	2,226	4,774	68 %
Electric Utility Services				
Electric Utility Services	100,000	33,179	66,821	67 %
Garbage/Solid Waste Control Services				
Garbage Collection	5,700	776	4,924	86 %
Water-Sewer Combination Services				
Water Utility Services	10,000	801	9,199	92 %
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	4,130	5,782	58 %
Entry & Walls Maintenance	1,500	2,016	(516)	(34)%
Landscape Maintenance-Contract	171,104	40,110	130,994	77 %
Mulch/Tree Trimming	23,000	0	23,000	100 %
Waterway Improvement & Repairs	1,000	9,277	(8,277)	(828)%
Plant Replacement & Annuals	10,000	3,420	6,580	66 %
Irrigation Maintenance	5,000	361	4,639	93 %
Pool Maintenance - Contract	14,400	6,150	8,250	57 %
Pool Repairs	1,000	0	1,000	100 %
Amenity Center Facility Maintenance	5,000	6,275	(1,275)	(26)%
Amenity Center Cleaning & Supplies	5,500	0	5,500	100 %
Amenity Center Pest Control	1,200	0	1,200	100 %
<b>Total Expenditures</b>	<u>491,916</u>	<u>180,453</u>	<u>311,463</u>	<u>63 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>263,363</u>	<u>263,363</u>	<u>0 %</u>

**Ventana CDD**  
**Statement of Revenues & Expenditures**

001 - General Fund  
 From 10/1/2020 Through 2/28/2021  
 (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	76,943	76,943	0 %
Fund Balance, End of Period	<u>0</u>	<u>340,306</u>	<u>340,306</u>	<u>0 %</u>

**Ventana CDD**  
**Statement of Revenues & Expenditures**

200 - Debt Service Fund - Series 2018  
From 10/1/2020 Through 2/28/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
DS Assmts-Tax Roll	1,061,856	1,044,705	(17,151)	(2)%
DS Assmts-Off Roll	0	86,587	86,587	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>25</u>	<u>25</u>	<u>0 %</u>
Total Revenues	<u>1,061,856</u>	<u>1,131,317</u>	<u>69,461</u>	<u>7 %</u>
<b>Expenditures</b>				
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>730,239</u>	<u>730,239</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>1,859,429</u>	<u>1,859,429</u>	<u>0 %</u>

**Ventana CDD**  
**Statement of Revenues & Expenditures**

300 - Capital Projects Fund - Series 2018  
 From 10/1/2020 Through 2/28/2021  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	8	8	0 %
Total Revenues	0	8	8	0 %
<b>Expenditures</b>				
Other Physical Environment				
Improvements Other Than Buildings	0	377,412	(377,412)	0 %
Total Expenditures	0	377,412	(377,412)	0 %
Excess of Revenues Over (Under) Expenditures	0	(377,405)	(377,405)	0 %
Fund Balance, Beginning of Period	0	442,932	442,932	0 %
Fund Balance, End of Period	0	65,527	65,527	0 %

Ventana CDD

**Statement of Revenues & Expenditures**

900 - General Fixed Assets  
From 10/1/2020 Through 2/28/2021  
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Fund Balance, Beginning of Period	0	13,867,277	13,867,277	0 %
Fund Balance, End of Period	<u>0</u>	<u>13,867,277</u>	<u>13,489,865</u>	<u>0 %</u>



Ventana CDD  
Reconcile Cash Accounts

Summary

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

Reconciliation ID: 02/28/21

Reconciliation Date: 2/28/2021

Status: Locked

Bank Balance	351,618.32
Less Outstanding Checks/Vouchers	2,521.50
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	349,096.82
Balance Per Books	<u>349,096.82</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: 02/28/21

Reconciliation Date: 2/28/2021

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
1271	2/18/2021	System Generated Check/Voucher	1,560.00	Neptune Services
1272	2/18/2021	System Generated Check/Voucher	658.50	Tampa Bay Times
Outstanding Checks/Vouchers			<u>2,521.50</u>	

Ventana CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)  
 Reconciliation ID: 02/28/21  
 Reconciliation Date: 2/28/2021  
 Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1257	2/1/2021	System Generated Check/Voucher	142.48	Water Resource Services
1258	2/1/2021	System Generated Check/Voucher	4,181.30	Meritus Districts
1259	2/1/2021	System Generated Check/Voucher	120.78	Republic Services #696
1260	2/4/2021	System Generated Check/Voucher	570.50	Straley Robin Vericker
1261	2/4/2021	Series 2018 FY21 Tax Dist ID 516	3,304.20	Ventana CDD
1262	2/11/2021	System Generated Check/Voucher	200.00	Jeffery S. Hills
1263	2/11/2021	System Generated Check/Voucher	1,000.00	Meritus Districts
1264	2/11/2021	System Generated Check/Voucher	200.00	Nicholas J. Dister
1265	2/11/2021	System Generated Check/Voucher	255.00	Spearem Enterprises, LLC
1266	2/11/2021	System Generated Check/Voucher	356.00	Tampa Bay Times
1267	2/11/2021	System Generated Check/Voucher	5,568.84	Tampa Electric
1268	2/11/2021	System Generated Check/Voucher	7,921.49	Cornestone Solution Group
1269	2/11/2021	System Generated Check/Voucher	1,700.00	Zebra Cleaning Team, Inc.
1270	2/18/2021	System Generated Check/Voucher	4,200.00	Meritus Districts
1273	2/18/2021	System Generated Check/Voucher	7,071.90	Tampa Electric
Cleared Checks/Vouchers			36,792.49	

Ventana CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)  
Reconciliation ID: 02/28/21  
Reconciliation Date: 2/28/2021  
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR105	2/4/2021	Tax Distribution - 02.04.21	4,707.74	
CR105-2	2/4/2021	Interest Distribution - 02.04.21	42.66	
			<hr/>	
Cleared Deposits			4,750.40	
			<hr/> <hr/>	