

# Ventana Community Development District

Financial Statements  
(Unaudited)

Period Ending  
March 31, 2021



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 3/31/2021  
(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)	309,100	0	0	0	0	309,100
Investment-Revenue 2018 (6000)	0	1,064,822	0	0	0	1,064,822
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	0	0	0	0
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	0	0	0	0	0	0
Deposits	75	0	0	0	0	75
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>309,175</b>	<b>1,863,685</b>	<b>24</b>	<b>13,867,277</b>	<b>16,175,000</b>	<b>32,215,160</b>
<b>Liabilities</b>						
Accounts Payable	22,864	0	0	0	0	22,864
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>22,864</b>	<b>0</b>	<b>49,481</b>	<b>0</b>	<b>16,175,000</b>	<b>16,247,345</b>
<b>Fund Equity &amp; Other Credits</b>						
Retained Earnings-All Other Reserves	0	1,129,190	327,947	0	0	1,457,137
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	209,369	734,495	(377,404)	0	0	566,459
<b>Total Fund Equity &amp; Other Credits</b>	<b>286,311</b>	<b>1,863,685</b>	<b>(49,457)</b>	<b>13,867,277</b>	<b>0</b>	<b>15,967,816</b>

# Ventana CDD

## Balance Sheet

As of 3/31/2021  
(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>
Total Liabilities & Fund Equity	<u><u>309,175</u></u>	<u><u>1,863,685</u></u>	<u><u>24</u></u>	<u><u>13,867,277</u></u>	<u><u>16,175,000</u></u>	<u><u>32,215,160</u></u>

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

001 - General Fund  
 From 10/1/2020 Through 3/31/2021  
 (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	445,570	(6,885)	(2)%
Interest Earnings				
Interest Earnings	0	1,430	1,430	0 %
Contributions & Donations From Private Sources				
Developer Contributions	39,461	0	(39,461)	(100)%
<b>Total Revenues</b>	<u>491,916</u>	<u>447,000</u>	<u>(44,917)</u>	<u>(9)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	4,000	800	3,200	80 %
Financial & Administrative				
District Manager	45,000	43,050	1,950	4 %
District Engineer	3,000	2,658	342	11 %
Disclosure Report	8,400	4,200	4,200	50 %
Trustee Fees	8,000	2,074	5,926	74 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	6,500	0	6,500	100 %
Postage, Phone, Faxes, Copies	500	327	173	35 %
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	750	750	50 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	7,000	2,709	4,291	61 %
Electric Utility Services				
Electric Utility Services	100,000	49,032	50,969	51 %
Garbage/Solid Waste Control Services				
Garbage Collection	5,700	900	4,800	84 %
Water-Sewer Combination Services				
Water Utility Services	10,000	1,094	8,906	89 %
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	4,956	4,956	50 %
Entry & Walls Maintenance	1,500	2,016	(516)	(34)%
Landscape Maintenance-Contract	171,104	47,670	123,434	72 %
Mulch/Tree Trimming	23,000	0	23,000	100 %
Waterway Improvement & Repairs	1,000	29,972	(28,972)	(2,897)%
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	7,921	(2,921)	(58)%
Amenity Center Cleaning & Supplies	5,500	3,656	1,844	34 %
Amenity Center Pest Control	1,200	0	1,200	100 %
<b>Total Expenditures</b>	<u>491,916</u>	<u>237,631</u>	<u>254,285</u>	<u>52 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>209,369</u>	<u>209,369</u>	<u>0 %</u>

# Ventana CDD

## Statement of Revenues & Expenditures

001 - General Fund  
From 10/1/2020 Through 3/31/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	76,943	76,943	0 %
Fund Balance, End of Period	<u>0</u>	<u>286,311</u>	<u>286,311</u>	<u>0 %</u>

# Ventana CDD

## Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018

From 10/1/2020 Through 3/31/2021

(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	1,048,953	(12,903)	(1)%
DS Assmts-Off Roll	0	86,587	86,587	0 %
Interest Earnings				
Interest Earnings	0	32	32	0 %
Total Revenues	<u>1,061,856</u>	<u>1,135,573</u>	<u>73,717</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>734,495</u>	<u>734,495</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>1,863,685</u>	<u>1,863,685</u>	<u>0 %</u>

# Ventana CDD

## Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018

From 10/1/2020 Through 3/31/2021

(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>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	8	8	0 %
Total Revenues	<u>0</u>	<u>8</u>	<u>8</u>	<u>0 %</u>
<b>Expenditures</b>				
Other Physical Environment				
Improvements Other Than Buildings	0	377,412	(377,412)	0 %
Total Expenditures	<u>0</u>	<u>377,412</u>	<u>(377,412)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(377,404)</u>	<u>(377,404)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	327,947	327,947	0 %
Fund Balance, End of Period	<u>0</u>	<u>(49,457)</u>	<u>(49,457)</u>	<u>0 %</u>

# Ventana CDD

## Statement of Revenues & Expenditures

900 - General Fixed Assets  
From 10/1/2020 Through 3/31/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	13,867,277	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: 03/31/21

Reconciliation Date: 3/31/2021

Status: Locked

Bank Balance	309,428.80
Less Outstanding Checks/Vouchers	631.81
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	308,796.99
Balance Per Books	<u>308,796.99</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: 03/31/21

Reconciliation Date: 3/31/2021

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
1284	3/11/2021	System Generated Check/Voucher	4.31	Jahyra Rivera
1286	3/11/2021	System Generated Check/Voucher	200.00	Nicholas J. Dister
1293	3/25/2021	System Generated Check/Voucher	124.50	Republic Services #696
Outstanding Checks/Vouchers			631.81	

**Ventana CDD  
Reconcile Cash Accounts**

**Detail**

Cash Account: 10101 Cash--Operating Account (Suntrust)  
 Reconciliation ID: 03/31/21  
 Reconciliation Date: 3/31/2021  
 Status: Locked

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
1274	3/1/2021	System Generated Check/Voucher	4,180.02	Meritus Districts
1275	3/4/2021	System Generated Check/Voucher	280.00	Action Security, Inc.
1276	3/4/2021	System Generated Check/Voucher	135.25	Water Resource Services
1277	3/4/2021	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1278	3/4/2021	System Generated Check/Voucher	122.28	Republic Services #696
1279	3/4/2021	System Generated Check/Voucher	3,195.00	Spearem Enterprises, LLC
1280	3/4/2021	System Generated Check/Voucher	496.00	Straley Robin Vericker
1281	3/4/2021	System Generated Check/Voucher	7,560.00	Cornestone Solution Group
1282	3/4/2021	System Generated Check/Voucher	850.00	Zebra Cleaning Team, Inc.
1283	3/4/2021	Series 2018 FY21 Tax Dist ID 519	4,248.23	Ventana CDD
1285	3/11/2021	System Generated Check/Voucher	200.00	Jeffery S. Hills
1287	3/11/2021	System Generated Check/Voucher	3,325.00	Cornestone Solution Group
1288	3/18/2021	System Generated Check/Voucher	125.00	Action Security, Inc.
1289	3/18/2021	System Generated Check/Voucher	1,117.00	Stantec
1290	3/18/2021	System Generated Check/Voucher	14,455.09	Tampa Electric
1291	3/25/2021	System Generated Check/Voucher	655.96	Brandon Lock & Safe, Inc.
1292	3/25/2021	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1294	3/25/2021	System Generated Check/Voucher	3,426.96	Spearem Enterprises, LLC
Cleared Checks/Vouchers			48,242.29	
			48,242.29	

Ventana CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)  
Reconciliation ID: 03/31/21  
Reconciliation Date: 3/31/2021  
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR107	3/3/2021	Tax Distribution - 03.03.21	<u>6,052.77</u>	
Cleared Deposits			<u>6,052.77</u>	