

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
August 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 8/31/2021

	General Fund	Debt Service Fund - Series 2018	Debt Service Fund - Series 2021	Capital Projects Fund - Series 2018	Capital Projects Fund - Series 2021	General Fixed Assets	General Long-Term Debt	Total
Assets								
10101	Cash--Operating Account (Suntrust)	140,304.08	0.00	0.00	0.00	0.00	0.00	140,304.08
10200	Investment - Revenue 2018 (6000)	0.00	417,289.81	0.00	0.00	0.00	0.00	417,289.81
10201	Investment - Interest 2018 (6001)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10202	Investment - Sinking 2018 (6002)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10203	Investment - Reserve 2018 (6003)	0.00	532,575.00	0.00	0.00	0.00	0.00	532,575.00
10205	Investment - Construction 2018 (6005)	0.00	0.00	0.00	23.42	0.00	0.00	23.42
10206	Investment - Amenity 2018 (6006)	0.00	0.00	0.00	0.89	0.00	0.00	0.89
10207	Investment - Cost of Issuance 2018 (6007)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10208	Investment - Revenue 2021 (2000)	0.00	0.00	19,971.37	0.00	0.00	0.00	19,971.37
10211	Investment - Reserve 2021 (2003)	0.00	0.00	48,846.88	0.00	0.00	0.00	48,846.88
10213	Investment - Construction 2021 (2005)	0.00	0.00	0.00	0.00	1.90	0.00	1.90
10214	Investment - Cost of Issuance 2021 (2006)	0.00	0.00	0.00	0.00	0.02	0.00	0.02
11502	Accounts Receivable - Other	5,000.00	0.00	0.00	0.00	0.00	0.00	5,000.00
12110	Assessments Receivable - Tax Roll	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13103	Due From Capital Project	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15500	Prepaid Items	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15501	Prepaid General Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15502	Prepaid D & O Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15503	Prepaid Trustee Fees	2,419.90	0.00	0.00	0.00	0.00	0.00	2,419.90
15601	Deposits	75.00	0.00	0.00	0.00	0.00	0.00	75.00
16990	Construction Work in Progress	0.00	0.00	0.00	0.00	15,679,214.56	0.00	15,679,214.56
18000	Amount Avail-Debt Service	0.00	0.00	0.00	0.00	0.00	1,123,916.54	1,123,916.54
18100	Amount To Be Provided-Debt Service	0.00	0.00	0.00	0.00	0.00	16,531,083.46	16,531,083.46
	Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total Assets	<u>147,798.98</u>	<u>949,864.81</u>	<u>68,818.25</u>	<u>24.31</u>	<u>15,679,214.56</u>	<u>17,655,000.00</u>	<u>18,712,722.83</u>
Liabilities								
20200	Accounts Payable	3,703.86	0.00	0.00	0.00	0.00	0.00	3,703.86
20201	Accounts Payable-Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20202	Retainage Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20701	Due To General Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20702	Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20900	Deferred Revenue	225.00	0.00	0.00	0.00	0.00	0.00	225.00
21800	Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22000	Deposits	600.00	0.00	0.00	0.00	0.00	0.00	600.00
22005	Due To Developer	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22900	Other Current Liabilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00
23290	Revenue Bonds Payable - Series 2018	0.00	0.00	0.00	0.00	0.00	15,910,000.00	15,910,000.00
23291	Revenue Bonds Payable - Series 2021	0.00	0.00	0.00	0.00	0.00	1,745,000.00	1,745,000.00
	Total Liabilities	<u>4,528.86</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>17,655,000.00</u>	<u>17,655,000.00</u>

Ventana CDD

Balance Sheet

As of 8/31/2021

	General Fund	Debt Service Fund - Series 2018	Debt Service Fund - Series 2021	Capital Projects Fund - Series 2018	Capital Projects Fund - Series 2021	General Fixed Assets	General Long-Term Debt	Total
Fund Equity & Other Credits								
24700	Retained Earnings-All Other Reserves	0.00	1,065,385.95	0.00	377,428.17	0.00	0.00	12,814.12
27100	Fund Balance-Unreserved	60,942.75	0.00	0.00	0.00	0.00	0.00	50,942.75
28000	Investment in General Fixed Assets	0.00	0.00	0.00	0.00	15,679,214.56	0.00	79,214.56
	Other	<u>82,327.37</u>	<u>(115,521.14)</u>	<u>68,818.25</u>	<u>(377,403.86)</u>	<u>0.00</u>	<u>0.00</u>	<u>11,777.46)</u>
	Total Fund Equity & Other Credits	<u>143,270.12</u>	<u>949,864.81</u>	<u>68,818.25</u>	<u>24.31</u>	<u>15,679,214.56</u>	<u>0.00</u>	<u>11,193.97</u>
	Total Liabilities & Fund Equity	<u>147,798.98</u>	<u>949,864.81</u>	<u>68,818.25</u>	<u>24.31</u>	<u>15,679,214.56</u>	<u>17,655,000.00</u>	<u>10,722.83</u>

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 8/30/2021
(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	452,455	453,435	980	0 %
O&M Assmts-Off Roll	0	71,933	71,933	0 %
Interest Earnings				
Interest Earnings	0	1,430	1,430	0 %
Contributions & Donations From Private Sources				
Developer Contributions	39,461	0	(39,461)	(100)%
Other Miscellaneous Revenues				
Miscellaneous	0	225	225	0 %
Clubhouse Rental	0	425	425	0 %
Total Revenues	491,916	527,448	35,532	7 %
Expenditures				
Legislative				
Supervisor Fees	4,000	1,200	2,800	70 %
Financial & Administrative				
District Manager	45,000	47,100	(2,100)	(5)%
District Engineer	3,000	1,359	1,641	55 %
Disclosure Report	8,400	4,200	4,200	50 %
Trustee Fees	8,000	3,803	4,197	52 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	6,500	5,000	1,500	23 %
Postage, Phone, Faxes, Copies	500	4,427	(3,927)	(785)%
Public Officials Insurance	2,475	2,363	112	5 %
Legal Advertising	2,200	4,462	(2,262)	(103)%
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	175	450	(275)	(157)%
Email Hosting Vendor	600	0	600	100 %
Website Maintenance	1,500	1,375	125	8 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	7,000	5,723	1,277	18 %
Electric Utility Services				
Electric Utility Services	100,000	98,107	1,893	2 %
Garbage/Solid Waste Control Services				
Garbage Collection	5,700	1,579	4,121	72 %
Water-Sewer Combination Services				
Water Utility Services	10,000	4,624	5,376	54 %
Other Physical Environment				
Onsite Staffing	20,000	8,333	11,667	58 %
Property & Casualty Insurance	12,000	19,323	(7,323)	(61)%
Aquatic Management Contract	9,912	9,785	127	1 %
Entry & Walls Maintenance	1,500	6,351	(4,851)	(323)%
Landscape Maintenance-Contract	171,104	85,945	85,159	50 %
Mulch/Tree Trimming	23,000	28,588	(5,588)	(24)%
Waterway Improvement & Repairs	1,000	35,754	(34,754)	(3,475)%
Plant Replacement & Annuals	10,000	3,420	6,580	66 %
Irrigation Maintenance	5,000	1,001	3,999	80 %
Pool Maintenance - Contract	14,400	14,383	17	0 %
Pool Repairs	1,000	417	583	58 %
Amenity Center Facility Maintenance	5,000	38,636	(33,636)	(673)%
Amenity Center Cleaning & Supplies	5,500	6,586	(1,086)	(20)%

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 8/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Amenity Center Pest Control	1,200	0	1,200	100 %
Total Expenditures	491,916	444,294	47,622	10 %
Excess of Revenues Over (Under) Expenditures	0	83,153	83,153	0 %
Fund Balance, Beginning of Period	0	60,943	60,943	0 %
Fund Balance, End of Period	0	144,096	144,096	0 %

Ventana CDD
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018
From 10/1/2020 Through 8/30/2021
(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	1,061,856	1,067,470	5,614	1 %
DS Assmts-Off Roll	0	86,587	86,587	0 %
DS Assmts-Developer	0	63,804	63,804	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>62</u>	<u>62</u>	<u>0 %</u>
Total Revenues	<u>1,061,856</u>	<u>1,217,923</u>	<u>156,067</u>	<u>15 %</u>
Expenditures				
Debt Service Payments				
Interest	796,856	802,156	(5,300)	(1)%
Principal	265,000	265,000	0	0 %
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>266,288</u>	<u>(266,288)</u>	<u>0 %</u>
Total Expenditures	<u>1,061,856</u>	<u>1,333,444</u>	<u>(271,588)</u>	<u>(26)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(115,521)</u>	<u>(115,521)</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>949,865</u>	<u>949,865</u>	<u>0 %</u>

Ventana CDD

Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2021

From 10/1/2020 Through 8/30/2021

(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-Off Roll	0	19,971	19,971	0 %
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	0	19,971	19,971	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	48,847	48,847	0 %
Total Other Financing Sources	0	48,847	48,847	0 %
Excess of Revenues Over (Under) Expenditures	0	68,818	68,818	0 %
Fund Balance, End of Period	0	68,818	68,818	0 %

Ventana CDD
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018
From 10/1/2020 Through 8/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	8	8	0 %
Total Revenues	0	8	8	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	643,700	(643,700)	0 %
Total Expenditures	0	643,700	(643,700)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	266,288	266,288	0 %
Total Other Financing Sources	0	266,288	266,288	0 %
Excess of Revenues Over (Under) Expenditures	0	(377,404)	(377,404)	0 %
Fund Balance, Beginning of Period	0	377,428	377,428	0 %
Fund Balance, End of Period	0	24	24	0 %

Ventana CDD
Statement of Revenues & Expenditures

301 - Capital Projects Fund - Series 2021
From 10/1/2020 Through 8/30/2021
(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	2	0 %
Total Revenues	<u>0</u>	<u>2</u>	<u>2</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
District Manager	0	33,000	(33,000)	0 %
District Engineer	0	6,000	(6,000)	0 %
Trustee Fees	0	5,725	(5,725)	0 %
Original Issue Discount(Premium)	0	(44,052)	44,052	0 %
Miscellaneous Fees	0	1,750	(1,750)	0 %
Legal Counsel				
District Counsel	0	35,640	(35,640)	0 %
Underwriters Discount	0	34,900	(34,900)	0 %
Bond Counsel	0	77,540	(77,540)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	1,545,650	(1,545,650)	0 %
Total Expenditures	<u>0</u>	<u>1,696,153</u>	<u>(1,696,153)</u>	<u>0 %</u>
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	1,696,153	1,696,153	0 %
Total Other Financing Sources	<u>0</u>	<u>1,696,153</u>	<u>1,696,153</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>2</u>	<u>2</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>2</u>	<u>2</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

900 - General Fixed Assets
 From 10/1/2020 Through 8/30/2021
 (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	15,679,215	15,679,215	0 %
Fund Balance, End of Period	<u>0</u>	<u>15,679,215</u>	<u>13,489,865</u>	<u>0 %</u>

Ventana CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 08/31/2021
Reconciliation Date: 8/31/2021
Status: Locked

Bank Balance	106,677.38
Less Outstanding Checks/Vouchers	2,339.81
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	104,337.57
Balance Per Books	<u>104,337.57</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: 08/31/2021

Reconciliation Date: 8/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1388	8/9/2021	System Generated Check/Voucher	175.00	Neptune Services
1394	8/19/2021	System Generated Check/Voucher	40.00	Affordable Backflow Test
1398	8/19/2021	System Generated Check/Voucher	36.54	Meritus Districts
1399	8/19/2021	System Generated Check/Voucher	910.00	Neptune Services
1406	8/26/2021	System Generated Check/Voucher	306.56	Water Resource Services
1407	8/26/2021	System Generated Check/Voucher	137.96	Republic Services #696
1408	8/26/2021	System Generated Check/Voucher	733.75	Stantec
Outstanding Checks/Vouchers			2,339.81	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 08/31/2021

Reconciliation Date: 8/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1377	7/22/2021	System Generated Check/Voucher	1,090.00	Zebra Cleaning Team, Inc.
1378	8/2/2021	System Generated Check/Voucher	1,857.16	Water Resource Services
1379	8/2/2021	System Generated Check/Voucher	5,217.60	First Choice Aquatic Weed
1380	8/2/2021	System Generated Check/Voucher	6,575.61	Meritus Districts
1381	8/2/2021	System Generated Check/Voucher	137.73	Republic Services #696
1382	8/2/2021	System Generated Check/Voucher	1,685.00	Tampa Bay Times
1383	8/2/2021	System Generated Check/Voucher	417.12	Zebra Cleaning Team, Inc.
1384	8/9/2021	System Generated Check/Voucher	250.00	Action Security, Inc.
1385	8/9/2021	System Generated Check/Voucher	250.00	Adrielly de Melo
1386	8/9/2021	System Generated Check/Voucher	137.96	Bright House Networks
1387	8/9/2021	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1389	8/9/2021	System Generated Check/Voucher	4,200.00	Spearem Enterprises, LLC
1390	8/9/2021	System Generated Check/Voucher	920.90	Straley Robin Vericker
1391	8/9/2021	System Generated Check/Voucher	454.50	Tampa Bay Times
1392	8/9/2021	System Generated Check/Voucher	808.92	Tampa Electric
1393	8/9/2021	System Generated Check/Voucher	7,560.00	Cornestone Solution Group
1395	8/19/2021	System Generated Check/Voucher	440.00	First Choice Aquatic Weed
1396	8/19/2021	System Generated Check/Voucher	4.31	Jahyra Rivera
1396	8/19/2021	System Generated Check/Voucher	(4.31)	Jahyra Rivera
1397	8/19/2021	System Generated Check/Voucher	250.00	Melissa Reyes
1400	8/19/2021	System Generated Check/Voucher	250.00	Rameez Badri
1401	8/19/2021	System Generated Check/Voucher	1,375.00	Spearem Enterprises, LLC
1402	8/19/2021	System Generated Check/Voucher	10,619.24	Tampa Electric
1402	8/19/2021	System Generated Check/Voucher	(10,619.24)	Tampa Electric
1403	8/19/2021	System Generated Check/Voucher	28,587.51	Cornestone Solution Group
1404	8/19/2021	System Generated Check/Voucher	2,063.80	Zebra Cleaning Team, Inc.

Ventana CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 08/31/2021
Reconciliation Date: 8/31/2021
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1405	8/19/2021	System Generated Check/Voucher	9,810.32	Tampa Electric
Cleared Checks/Vouchers			75,165.13	

Ventana CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 08/31/2021
Reconciliation Date: 8/31/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
581019993	8/12/2021	Off Roll - Phase 4 Lots	<u>35,966.51</u>	
Cleared Deposits			<u>35,966.51</u>	