

# Ventana Community Development District

Financial Statements  
(Unaudited)

Period Ending  
December 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 12/31/2020  
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Capital Projects Fund - Series 2018	General Fixed Assets	General Long-Term Debt	Total
<b>Assets</b>						
Cash--Operating Account (Suntrust)	410,912	0	0	0	0	410,912
Investment-Revenue 2018 (6000)	0	1,024,833	0	0	0	1,024,833
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	295,724	0	0	295,724
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	1,037	0	0	0	0	1,037
Deposits	93	0	0	0	0	93
Construction Work in Progress	0	0	0	13,571,550	0	13,571,550
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>412,042</b>	<b>1,823,696</b>	<b>410,733</b>	<b>13,571,550</b>	<b>16,175,000</b>	<b>32,393,021</b>
<b>Liabilities</b>						
Accounts Payable	2,677	0	0	0	0	2,677
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>2,677</b>	<b>0</b>	<b>49,481</b>	<b>0</b>	<b>16,175,000</b>	<b>16,227,158</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	13,571,550	0	13,571,550
Other	332,423	694,506	(81,680)	0	0	945,248
<b>Total Fund Equity &amp; Other Credits</b>	<b>409,365</b>	<b>1,823,696</b>	<b>361,252</b>	<b>13,571,550</b>	<b>0</b>	<b>16,165,863</b>

# Ventana CDD

## Balance Sheet

As of 12/31/2020  
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Capital Projects Fund - Series 2018	General Fixed Assets	General Long-Term Debt	Total
Total Liabilities & Fund Equity	<u><del>412,042</del></u>	<u><del>1,823,696</del></u>	<u><del>410,733</del></u>	<u><del>13,571,550</del></u>	<u><del>16,175,000</del></u>	<u><del>32,393,021</del></u>

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

001 - General Fund  
From 10/1/2020 Through 12/31/2020  
(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	428,592	(23,863)	(5)%
Contributions & Donations From Private Sources				
Developer Contributions	39,461	0	(39,461)	(100)%
<b>Total Revenues</b>	<b>491,916</b>	<b>428,592</b>	<b>(63,324)</b>	<b>(13)%</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	4,000	0	4,000	100 %
Financial & Administrative				
District Manager	45,000	29,900	15,100	34 %
District Engineer	3,000	1,111	1,889	63 %
Disclosure Report	8,400	0	8,400	100 %
Trustee Fees	8,000	1,037	6,963	87 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	6,500	0	6,500	100 %
Postage, Phone, Faxes, Copies	500	312	188	38 %
Public Officials Insurance	2,475	2,363	112	5 %
Legal Advertising	2,200	1,039	1,161	53 %
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	175	175	0	0 %
Email Hosting Vendor	600	0	600	100 %
Website Maintenance	1,500	375	1,125	75 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	7,000	1,160	5,840	83 %
Electric Utility Services				
Electric Utility Services	100,000	13,111	86,889	87 %
Garbage/Solid Waste Control Services				
Garbage Collection	5,700	533	5,167	91 %
Water-Sewer Combination Services				
Water Utility Services	10,000	523	9,477	95 %
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	3,017	6,895	70 %
Entry & Walls Maintenance	1,500	300	1,200	80 %
Landscape Maintenance-Contract	171,104	17,430	153,674	90 %
Mulch/Tree Trimming	23,000	0	23,000	100 %
Waterway Improvement & Repairs	1,000	520	480	48 %
Plant Replacement & Annuals	10,000	0	10,000	100 %
Irrigation Maintenance	5,000	0	5,000	100 %
Pool Maintenance - Contract	14,400	3,600	10,800	75 %
Pool Repairs	1,000	0	1,000	100 %
Amenity Center Facility Maintenance	5,000	340	4,660	93 %
Amenity Center Cleaning & Supplies	5,500	0	5,500	100 %
Amenity Center Pest Control	1,200	0	1,200	100 %
<b>Total Expenditures</b>	<b>491,916</b>	<b>96,169</b>	<b>395,747</b>	<b>80 %</b>
Excess of Revenues Over (Under) Expenditures	0	332,423	332,423	0 %
Fund Balance, Beginning of Period	0	76,943	76,943	0 %

Ventana CDD  
**Statement of Revenues & Expenditures**

001 - General Fund  
From 10/1/2020 Through 12/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, End of Period	<u>0</u>	<u>409,365</u>	<u>409,365</u>	<u>0%</u>

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

200 - Debt Service Fund - Series 2018  
 From 10/1/2020 Through 12/31/2020  
 (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	1,008,984	(52,872)	(5)%
DS Assmts-Off Roll	0	86,587	86,587	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>13</u>	<u>13</u>	<u>0 %</u>
Total Revenues	<u>1,061,856</u>	<u>1,095,584</u>	<u>33,728</u>	<u>3 %</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>694,506</u>	<u>694,506</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,129,190	1,129,190	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,823,696</u></u>	<u><u>1,823,696</u></u>	<u><u>0 %</u></u>

## Ventana CDD

### Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018

From 10/1/2020 Through 12/31/2020

(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	5	5	0 %
Total Revenues	0	5	5	0 %
<b>Expenditures</b>				
Other Physical Environment				
Improvements Other Than Buildings	0	81,685	(81,685)	0 %
Total Expenditures	0	81,685	(81,685)	0 %
Excess of Revenues Over (Under) Expenditures	0	(81,680)	(81,680)	0 %
Fund Balance, Beginning of Period	0	442,932	442,932	0 %
Fund Balance, End of Period	0	361,252	361,252	0 %

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

900 - General Fixed Assets  
 From 10/1/2020 Through 12/31/2020  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	13,571,550	13,571,550	0 %
Fund Balance, End of Period	0	13,571,550	13,489,865	0 %



Ventana CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account (Suntrust)  
Reconciliation ID: 12/31/20  
Reconciliation Date: 12/31/2020  
Status: Locked

Bank Balance	788,933.31
Less Outstanding Checks/Vouchers	378,021.11
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	410,912.20
Balance Per Books	<u>410,912.20</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: 12/31/20

Reconciliation Date: 12/31/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1209	10/19/2020	System Generated Check/Voucher	303.00	Optimal Outsource
1239	12/9/2020	Series 2018 FY21 Tax Dist ID 509	377,523.11	Ventana CDD
1246	12/23/2020	System Generated Check/Voucher	195.00	Neptune Services
Outstanding Checks/Vouchers			<u>378,021.11</u>	

**Ventana CDD**  
**Reconcile Cash Accounts**

**Detail**

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

Reconciliation ID: 12/31/20

Reconciliation Date: 12/31/2020

Status: Locked

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1229	11/24/2020	Series 2018 FY21 Tax Dist ID 503	17,949.25	Ventana CDD
1230	12/1/2020	System Generated Check/Voucher	1,200.00	AquaPRO Pool Solutions
1231	12/1/2020	System Generated Check/Voucher	273.54	Water Resource Services
1232	12/1/2020	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1233	12/1/2020	System Generated Check/Voucher	4,183.93	Meritus Districts
1234	12/1/2020	System Generated Check/Voucher	80.00	Spareem Enterprises, LLC
1235	12/3/2020	System Generated Check/Voucher	750.00	Meritus Districts
1236	12/3/2020	System Generated Check/Voucher	763.80	Straley Robin Vericker
1237	12/4/2020	Series 2018 FY21 Tax Dist ID 507	604,978.58	Ventana CDD
1238	12/10/2020	System Generated Check/Voucher	5,127.00	Stantec
1240	12/17/2020	System Generated Check/Voucher	1,170.00	Neptune Services
1241	12/17/2020	System Generated Check/Voucher	165.63	Republic Services #696
1242	12/17/2020	System Generated Check/Voucher	7,075.06	Tampa Electric
1243	12/23/2020	System Generated Check/Voucher	1,200.00	AquaPRO Pool Solutions
1244	12/23/2020	System Generated Check/Voucher	161.05	Water Resource Services
1245	12/23/2020	System Generated Check/Voucher	1,000.00	Meritus Districts
Cleared Checks/Vouchers			646,903.84	
			646,903.84	

Ventana CDD  
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 12/31/20

Reconciliation Date: 12/31/2020

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR099	12/4/2020	Tax Distribution - 12.04.20	861,958.74	
CR100	12/9/2020	Tax Distribution - 12.09.20	<u>537,885.73</u>	
Cleared Deposits			1,399,844.47	