

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
January 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 1/31/2021
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Capital Projects Fund - Series 2018	General Fixed Assets	General Long-Term Debt	Total
Assets						
Cash--Operating Account (Suntrust)	383,357	0	0	0	0	383,357
Investment-Revenue 2018 (6000)	0	1,057,255	0	0	0	1,057,255
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	295,726	0	0	295,726
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	691	0	0	0	0	691
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
Total Assets	384,142	1,856,118	410,734	13,571,550	16,175,000	32,397,544
Liabilities						
Accounts Payable	8,087	0	0	0	0	8,087
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
Total Liabilities	8,087	0	49,481	0	16,175,000	16,232,568
Fund Equity & Other Credits						
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	299,112	726,928	(81,679)	0	0	944,361
Total Fund Equity & Other Credits	376,055	1,856,118	361,253	13,571,550	0	16,164,976

Ventana CDD

Balance Sheet

As of 1/31/2021

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Capital Projects Fund - Series 2018	General Fixed Assets	General Long-Term Debt	Total
Total Liabilities & Fund Equity	<u>384,142</u>	<u>1,856,118</u>	<u>410,734</u>	<u>13,571,550</u>	<u>16,175,000</u>	<u>32,397,544</u>

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 1/31/2021
(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	442,362	(10,093)	(2)%
Interest Earnings				
Interest Earnings	0	8	8	0 %
Contributions & Donations From Private Sources				
Developer Contributions	39,461	0	(39,461)	(100)%
Total Revenues	<u>491,916</u>	<u>442,370</u>	<u>(49,546)</u>	<u>(10)%</u>
Expenditures				
Legislative				
Supervisor Fees	4,000	0	4,000	100 %
Financial & Administrative				
District Manager	45,000	34,950	10,050	22 %
District Engineer	3,000	1,541	1,459	49 %
Disclosure Report	8,400	0	8,400	100 %
Trustee Fees	8,000	1,383	6,617	83 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	6,500	0	6,500	100 %
Postage, Phone, Faxes, Copies	500	316	184	37 %
Public Officials Insurance	2,475	2,363	112	5 %
Legal Advertising	2,200	1,395	805	37 %
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	175	175	0	0 %
Email Hosting Vendor	600	0	600	100 %
Website Maintenance	1,500	500	1,000	67 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	7,000	1,730	5,270	75 %
Electric Utility Services				
Electric Utility Services	100,000	24,214	75,786	76 %
Garbage/Solid Waste Control Services				
Garbage Collection	5,700	653	5,047	89 %
Water-Sewer Combination Services				
Water Utility Services	10,000	666	9,334	93 %
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	3,304	6,608	67 %
Entry & Walls Maintenance	1,500	711	789	53 %
Landscape Maintenance-Contract	171,104	32,550	138,554	81 %
Mulch/Tree Trimming	23,000	0	23,000	100 %
Waterway Improvement & Repairs	1,000	9,277	(8,277)	(828)%
Plant Replacement & Annuals	10,000	0	10,000	100 %
Irrigation Maintenance	5,000	361	4,639	93 %
Pool Maintenance - Contract	14,400	5,300	9,100	63 %
Pool Repairs	1,000	0	1,000	100 %
Amenity Center Facility Maintenance	5,000	2,545	2,455	49 %
Amenity Center Cleaning & Supplies	5,500	0	5,500	100 %
Amenity Center Pest Control	1,200	0	1,200	100 %
Total Expenditures	<u>491,916</u>	<u>143,258</u>	<u>348,658</u>	<u>71 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>299,112</u>	<u>299,112</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
 From 10/1/2020 Through 1/31/2021
 (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	0	376,055	376,055	0 %

Ventana CDD
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018
From 10/1/2020 Through 1/31/2021
(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	1,041,401	(20,455)	(2)%
DS Assmts-Off Roll	0	86,587	86,587	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>18</u>	<u>18</u>	<u>0 %</u>
Total Revenues	<u>1,061,856</u>	<u>1,128,006</u>	<u>66,150</u>	<u>6 %</u>
Expenditures				
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>726,928</u>	<u>726,928</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>1,856,118</u></u>	<u><u>1,856,118</u></u>	<u><u>0 %</u></u>

Ventana CDD

Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018

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

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	6	6	0 %
Total Revenues	0	6	6	0 %
Expenditures				
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	(81,679)	(81,679)	0 %
Fund Balance, Beginning of Period	0	442,932	442,932	0 %
Fund Balance, End of Period	0	361,253	361,253	0 %

Ventana CDD
Statement of Revenues & Expenditures

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

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	13,571,550	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: 01/31/21

Reconciliation Date: 1/31/2021

Status: Locked

Bank Balance	383,660.41
Less Outstanding Checks/Vouchers	303.00
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	383,357.41
Balance Per Books	<u>383,357.41</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: 01/31/21

Reconciliation Date: 1/31/2021

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
Outstanding Checks/Vouchers			303.00	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 01/31/21

Reconciliation Date: 1/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
1247	1/4/2021	System Generated Check/Voucher	4,178.68	Meritus Districts
1248	1/4/2021	System Generated Check/Voucher	366.91	Republic Services #696
1249	1/7/2021	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1250	1/7/2021	System Generated Check/Voucher	571.31	Spearem Enterprises, LLC
1251	1/7/2021	System Generated Check/Voucher	26,707.00	Cornestone Solution Group
1252	1/8/2021	Series 2018 FY21 Tax Dist ID 512	32,416.56	Ventana CDD
1253	1/14/2021	System Generated Check/Voucher	429.50	Stantec
1254	1/14/2021	System Generated Check/Voucher	6,973.03	Tampa Electric
1255	1/21/2021	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1256	1/21/2021	System Generated Check/Voucher	446.13	Tampa Electric
Cleared Checks/Vouchers			451,459.23	
			451,459.23	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 01/31/21

Reconciliation Date: 1/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR102	1/8/2021	Tax Distribution - 01.08.21	<u>46,186.33</u>	
Cleared Deposits			<u>46,186.33</u>	