

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 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 4/30/2021
(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)	256,510	0	0	0	0	256,510
Investment-Revenue 2018 (6000)	0	401,799	0	0	0	401,799
Investment-Interest 2018 (6001)	0	401,078	0	0	0	401,078
Investment-Sinking 2018 (6002)	0	265,000	0	0	0	265,000
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	3,803	0	0	0	0	3,803
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
Total Assets	260,387	1,866,739	24	13,867,277	16,175,000	32,169,427
Liabilities						
Accounts Payable	10,973	0	0	0	0	10,973
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	10,973	0	49,481	0	16,175,000	16,235,454
Fund Equity & Other Credits						
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	172,472	737,549	(377,404)	0	0	532,617
Total Fund Equity & Other Credits	249,415	1,866,739	(49,457)	13,867,277	0	15,933,973

Ventana CDD

Balance Sheet

As of 4/30/2021
(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>260,387</u>	<u>1,866,739</u>	<u>24</u>	<u>13,867,277</u>	<u>16,175,000</u>	<u>32,169,427</u>

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 4/30/2021
(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	446,864	(5,591)	(1)%
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	75	75	0 %
Total Revenues	491,916	448,369	(43,547)	(9)%
Expenditures				
Legislative				
Supervisor Fees	4,000	800	3,200	80 %
Financial & Administrative				
District Manager	45,000	47,100	(2,100)	(5)%
District Engineer	3,000	2,658	342	11 %
Disclosure Report	8,400	4,200	4,200	50 %
Trustee Fees	8,000	2,420	5,580	70 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	6,500	0	6,500	100 %
Postage, Phone, Faxes, Copies	500	3,740	(3,240)	(649)%
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	875	625	42 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	7,000	3,428	3,572	51 %
Electric Utility Services				
Electric Utility Services	100,000	58,837	41,163	41 %
Garbage/Solid Waste Control Services				
Garbage Collection	5,700	1,030	4,670	82 %
Water-Sewer Combination Services				
Water Utility Services	10,000	1,369	8,631	86 %
Other Physical Environment				
Onsite Staffing	20,000	1,667	18,333	92 %
Property & Casualty Insurance	12,000	19,323	(7,323)	(61)%
Aquatic Management Contract	9,912	5,782	4,130	42 %
Entry & Walls Maintenance	1,500	2,016	(516)	(34)%
Landscape Maintenance-Contract	171,104	55,230	115,874	68 %
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	661	4,339	87 %
Pool Maintenance - Contract	14,400	7,100	7,300	51 %
Pool Repairs	1,000	0	1,000	100 %
Amenity Center Facility Maintenance	5,000	13,092	(8,092)	(162)%
Amenity Center Cleaning & Supplies	5,500	6,586	(1,086)	(20)%
Amenity Center Pest Control	1,200	0	1,200	100 %
Total Expenditures	491,916	275,897	216,019	44 %

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
 From 10/1/2020 Through 4/30/2021
 (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>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>172,472</u>	<u>172,472</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	76,943	76,943	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>249,415</u></u>	<u><u>249,415</u></u>	<u><u>0 %</u></u>

Ventana CDD
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018
From 10/1/2020 Through 4/30/2021
(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	1,052,000	(9,856)	(1)%
DS Assmts-Off Roll	0	86,587	86,587	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>40</u>	<u>40</u>	<u>0 %</u>
Total Revenues	<u>1,061,856</u>	<u>1,138,627</u>	<u>76,771</u>	<u>7 %</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>737,549</u>	<u>737,549</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>1,866,739</u>	<u>1,866,739</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018
 From 10/1/2020 Through 4/30/2021
 (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	377,412	(377,412)	0 %
Total Expenditures	0	377,412	(377,412)	0 %
Excess of Revenues Over (Under) Expenditures	0	(377,404)	(377,404)	0 %
Fund Balance, Beginning of Period	0	327,947	327,947	0 %
Fund Balance, End of Period	0	(49,457)	(49,457)	0 %

Ventana CDD
Statement of Revenues & Expenditures

900 - General Fixed Assets
 From 10/1/2020 Through 4/30/2021
 (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	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: 04/30/21
Reconciliation Date: 4/30/2021
Status: Locked

Bank Balance	256,863.85
Less Outstanding Checks/Vouchers	354.31
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	256,509.54
Balance Per Books	<u>256,509.54</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: 04/30/21

Reconciliation Date: 4/30/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1284	3/11/2021	System Generated Check/Voucher	4.31	Jahyra Rivera
1296	4/1/2021	System Generated Check/Voucher	350.00	Jahyra Rivera
Outstanding Checks/Vouchers			354.31	

**Ventana CDD
Reconcile Cash Accounts**

Detail

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

Reconciliation ID: 04/30/21

Reconciliation Date: 4/30/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1209	10/19/2020	System Generated Check/Voucher	303.00	Optimal Outsource
1209	10/19/2020	System Generated Check/Voucher	(303.00)	Optimal Outsource
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
1295	4/1/2021	System Generated Check/Voucher	293.15	Water Resource Services
1297	4/1/2021	System Generated Check/Voucher	9,202.21	Meritus Districts
1298	4/1/2021	System Generated Check/Voucher	585.00	Neptune Services
1299	4/1/2021	System Generated Check/Voucher	155.00	Spearem Enterprises, LLC
1300	4/1/2021	System Generated Check/Voucher	482.85	Straley Robin Vericker
1301	4/1/2021	System Generated Check/Voucher	20,694.52	Cornestone Solution Group
1302	4/6/2021	Series 2018 FY 21 Tax Dist ID 522	3,046.71	Ventana CDD
1303	4/8/2021	System Generated Check/Voucher	125.00	Action Security, Inc.
1304	4/8/2021	System Generated Check/Voucher	1,815.37	Meritus Districts
1305	4/8/2021	System Generated Check/Voucher	7,560.00	Cornestone Solution Group
1306	4/15/2021	System Generated Check/Voucher	100.00	BOCC
1307	4/15/2021	System Generated Check/Voucher	1,040.00	Neptune Services
1308	4/15/2021	System Generated Check/Voucher	8,936.80	Tampa Electric
1309	4/22/2021	System Generated Check/Voucher	199.72	Meritus Districts
1310	4/22/2021	System Generated Check/Voucher	1,470.00	Spearem Enterprises, LLC
1311	4/22/2021	System Generated Check/Voucher	950.00	Zebra Cleaning Team, Inc.
Cleared Checks/Vouchers			56,980.83	
			56,980.83	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 04/30/21

Reconciliation Date: 4/30/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR109	4/7/2021	Tax Distribution - 04.07.21	4,340.88	
096	4/19/2021	Pool Cards - Lopez - 03.31.21	25.00	
111	4/19/2021	Pool Card - Brooks - 03.26.21	25.00	
320	4/19/2021	Pool Card - Williams - 04.05.21	25.00	
			<hr/>	
Cleared Deposits			4,415.88	
			<hr/> <hr/>	