

# Ventana Community Development District

Financial Statements  
(Unaudited)

Period Ending  
May 31, 2021



Meritus Districts  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607  
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# Ventana CDD

## Balance Sheet

As of 5/31/2021  
(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)	223,718	0	0	0	0	223,718
Investment-Revenue 2018 (6000)	0	408,120	0	0	0	408,120
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	3,457	0	0	0	0	3,457
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	14,786,083	14,786,083
Other	0	0	0	0	0	0
<b>Total Assets</b>	<b>227,250</b>	<b>1,206,983</b>	<b>24</b>	<b>13,867,277</b>	<b>15,910,000</b>	<b>31,211,534</b>
<b>Liabilities</b>						
Accounts Payable	6,581	0	0	0	0	6,581
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
Deposits	1,200	0	0	0	0	1,200
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	15,910,000	15,910,000
<b>Total Liabilities</b>	<b>7,781</b>	<b>0</b>	<b>49,481</b>	<b>0</b>	<b>15,910,000</b>	<b>15,967,262</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	142,526	77,793	(377,404)	0	0	(157,085)
<b>Total Fund Equity &amp; Other Credits</b>	<b>219,469</b>	<b>1,206,983</b>	<b>(49,457)</b>	<b>13,867,277</b>	<b>0</b>	<b>15,244,271</b>

# Ventana CDD

## Balance Sheet

As of 5/31/2021

(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>227,250</u>	<u>1,206,983</u>	<u>24</u>	<u>13,867,277</u>	<u>15,910,000</u>	<u>31,211,534</u>

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

001 - General Fund  
From 10/1/2020 Through 5/31/2021  
(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	449,546	(2,909)	(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	600	600	0 %
<b>Total Revenues</b>	<u>491,916</u>	<u>451,576</u>	<u>(40,340)</u>	<u>(8)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	4,000	1,000	3,000	75 %
Financial & Administrative				
District Manager	45,000	50,850	(5,850)	(13)%
District Engineer	3,000	2,658	342	11 %
Disclosure Report	8,400	4,200	4,200	50 %
Trustee Fees	8,000	2,766	5,234	65 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	6,500	0	6,500	100 %
Postage, Phone, Faxes, Copies	500	3,753	(3,253)	(651)%
Public Officials Insurance	2,475	2,363	112	5 %
Legal Advertising	2,200	2,322	(122)	(6)%
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	175	175	0	0 %
Email Hosting Vendor	600	0	600	100 %
Website Maintenance	1,500	1,000	500	33 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	7,000	3,848	3,152	45 %
Electric Utility Services				
Electric Utility Services	100,000	68,723	31,277	31 %
Garbage/Solid Waste Control Services				
Garbage Collection	5,700	1,166	4,534	80 %
Water-Sewer Combination Services				
Water Utility Services	10,000	1,701	8,299	83 %
Other Physical Environment				
Onsite Staffing	20,000	3,333	16,667	83 %
Property & Casualty Insurance	12,000	19,323	(7,323)	(61)%
Aquatic Management Contract	9,912	6,627	3,285	33 %
Entry & Walls Maintenance	1,500	2,016	(516)	(34)%
Landscape Maintenance-Contract	171,104	62,790	108,314	63 %
Mulch/Tree Trimming	23,000	0	23,000	100 %
Waterway Improvement & Repairs	1,000	30,798	(29,798)	(2,980)%
Plant Replacement & Annuals	10,000	3,420	6,580	66 %
Irrigation Maintenance	5,000	661	4,339	87 %
Pool Maintenance - Contract	14,400	10,139	4,261	30 %
Pool Repairs	1,000	0	1,000	100 %
Amenity Center Facility Maintenance	5,000	16,832	(11,832)	(237)%
Amenity Center Cleaning & Supplies	5,500	6,586	(1,086)	(20)%
Amenity Center Pest Control	1,200	0	1,200	100 %
<b>Total Expenditures</b>	<u>491,916</u>	<u>309,050</u>	<u>182,866</u>	<u>37 %</u>

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

001 - General Fund  
 From 10/1/2020 Through 5/31/2021  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	0	142,526	142,526	0 %
Fund Balance, Beginning of Period	0	76,943	76,943	0 %
Fund Balance, End of Period	0	219,469	219,469	0 %

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

200 - Debt Service Fund - Series 2018  
From 10/1/2020 Through 5/31/2021  
(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	1,058,314	(3,542)	(0)%
DS Assmts-Off Roll	0	86,587	86,587	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>48</u>	<u>48</u>	<u>0 %</u>
Total Revenues	<u>1,061,856</u>	<u>1,144,949</u>	<u>83,093</u>	<u>8 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	796,856	802,156	(5,300)	(1)%
Principal	<u>265,000</u>	<u>265,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>1,061,856</u>	<u>1,067,156</u>	<u>(5,300)</u>	<u>(0)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>77,793</u>	<u>77,793</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>1,206,983</u></u>	<u><u>1,206,983</u></u>	<u><u>0 %</u></u>

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

300 - Capital Projects Fund - Series 2018  
From 10/1/2020 Through 5/31/2021  
(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	8	8	0 %
Total Revenues	0	8	8	0 %
<b>Expenditures</b>				
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 5/31/2021  
 (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	0	13,867,277	13,489,865	0 %



Ventana CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account (Suntrust)  
Reconciliation ID: 05/31/21  
Reconciliation Date: 5/31/2021  
Status: Locked

Bank Balance	230,036.64
Less Outstanding Checks/Vouchers	6,318.43
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	223,718.21
Balance Per Books	<u>223,718.21</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: 05/31/21

Reconciliation Date: 5/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1284	3/11/2021	System Generated Check/Voucher	4.31	Jahyra Rivera
1326	5/6/2021	Series 2018 FY21 Tax Dist ID 526	6,314.12	Ventana CDD
Outstanding Checks/Vouchers			6,318.43	

Ventana CDD  
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 05/31/21

Reconciliation Date: 5/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1296	4/1/2021	System Generated Check/Voucher	350.00	Jahyra Rivera
1312	5/1/2021	System Generated Check/Voucher	200.00	BOCC
1313	5/1/2021	System Generated Check/Voucher	274.57	Water Resource Services
1314	5/1/2021	System Generated Check/Voucher	5,786.75	Meritus Districts
1315	5/1/2021	System Generated Check/Voucher	355.52	Optimal Outsource
1316	5/1/2021	System Generated Check/Voucher	129.42	Republic Services #696
1317	5/1/2021	System Generated Check/Voucher	2,182.00	Spearem Enterprises, LLC
1318	5/1/2021	System Generated Check/Voucher	868.39	Tampa Electric
1319	5/6/2021	System Generated Check/Voucher	695.00	Action Security, Inc.
1320	5/6/2021	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1321	5/6/2021	System Generated Check/Voucher	175.00	Neptune Services
1322	5/6/2021	System Generated Check/Voucher	719.00	Straley Robin Vericker
1323	5/6/2021	System Generated Check/Voucher	7,560.00	Cornestone Solution Group
1324	5/6/2021	System Generated Check/Voucher	4,148.38	US Bank
1325	5/6/2021	System Generated Check/Voucher	276.97	Bright House Networks
1327	5/13/2021	System Generated Check/Voucher	200.00	Nicholas J. Dister
1328	5/20/2021	System Generated Check/Voucher	845.00	Neptune Services
1329	5/20/2021	System Generated Check/Voucher	155.25	Piper Fire Protection
1330	5/20/2021	System Generated Check/Voucher	825.00	Spearem Enterprises, LLC
1331	5/20/2021	System Generated Check/Voucher	9,886.16	Tampa Electric
1332	5/20/2021	System Generated Check/Voucher	1,090.00	Zebra Cleaning Team, Inc.
Cleared Checks/Vouchers			37,548.41	
			37,548.41	

Ventana CDD  
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 05/31/21

Reconciliation Date: 5/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR111	5/6/2021	Tax Distribution - 05.06.21	8,996.20	
1118	5/11/2021	Clubhouse Rental - Saka - 05.11.21	250.00	
101	5/21/2021	Clubhouse Rental - Drake - 04.29.21	250.00	
119	5/21/2021	Clubhouse Rental - Burgdorf - 05.05.21	275.00	
19-262143454	5/21/2021	Pool Card - Rivas - 05.05.21	25.00	
201	5/21/2021	Clubhouse Rental - Brooks - 04.23.21	300.00	
2216157293	5/21/2021	Pool Card - Thomas - 04.23.21	25.00	
2538	5/21/2021	Clubhouse Rental - Hamilton - 05.19.21	300.00	
3190	5/21/2021	Clubhouse Rental - Melo - 05.05.21	300.00	
			<hr/>	
Cleared Deposits			10,721.20	
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