

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
October 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 10/31/2021
(In Whole Numbers)

	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								
Cash--Operating Account (Suntrust)	153,126	0	0	0	0	0	0	153,126
Investment - Revenue 2018 (6000)	0	30,408	0	0	0	0	0	30,408
Investment - Interest 2018 (6001)	0	395,778	0	0	0	0	0	395,778
Investment - Sinking 2018 (6002)	0	0	0	0	0	0	0	0
Investment - Reserve 2018 (6003)	0	532,575	0	0	0	0	0	532,575
Investment - Construction 2018 (6005)	0	0	0	23	0	0	0	23
Investment - Amenity 2018 (6006)	0	0	0	1	0	0	0	1
Investment - Cost of Issuance 2018 (6007)	0	0	0	0	0	0	0	0
Investment - Revenue 2021 (2000)	0	0	19,972	0	0	0	0	19,972
Investment - Reserve 2021 (2003)	0	0	48,847	0	0	0	0	48,847
Investment - Construction 2021 (2005)	0	0	0	0	2	0	0	2
Investment - Cost of Issuance 2021 (2006)	0	0	0	0	0	0	0	0
Accounts Receivable - Other	4,997	0	0	0	0	0	0	4,997
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0	0
Due From Capital Project	0	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0
Prepaid D & O Insurance	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	1,729	0	0	0	0	0	0	1,729
Deposits	(99)	0	0	0	0	0	0	(99)
Construction Work in Progress	0	0	0	0	0	15,679,215	0	15,679,215
Amount Avail-Debt Service	0	0	0	0	0	0	1,123,917	1,123,917
Amount To Be Provided-Debt Service	0	0	0	0	0	0	16,531,083	16,531,083
Other	0	0	0	0	0	0	0	0
Total Assets	159,753	958,761	68,819	24	2	15,679,215	17,655,000	34,521,573
Liabilities								
Accounts Payable	2,795	0	0	0	0	0	0	2,795
Accounts Payable-Other	0	0	0	0	0	0	0	0
Retainage Payable	0	0	0	0	0	0	0	0
Due To General Fund	0	0	0	0	0	0	0	0
Due To Debt Service Fund	8,888	0	0	0	0	0	0	8,888
Deferred Revenue	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Deposits	400	0	0	0	0	0	0	400
Due To Developer	0	0	0	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0	0	0	0
Revenue Bonds Payable - Series 2018	0	0	0	0	0	0	15,910,000	15,910,000
Revenue Bonds Payable - Series 2021	0	0	0	0	0	0	1,745,000	1,745,000

Ventana CDD

Balance Sheet

As of 10/31/2021
(In Whole Numbers)

	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
Total Liabilities	<u>12,083</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>17,655,000</u>	<u>17,667,083</u>
Fund Equity & Other Credits								
Retained Earnings-All Other Reserves	0	949,869	68,818	24	2	0	0	1,018,714
Fund Balance-Unreserved	165,979	0	0	0	0	0	0	165,979
Investment in General Fixed Assets	0	0	0	0	0	15,679,215	0	15,679,215
Other	<u>(18,309)</u>	<u>8,892</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(9,417)</u>
Total Fund Equity & Other Credits	<u>147,670</u>	<u>958,761</u>	<u>68,819</u>	<u>24</u>	<u>2</u>	<u>15,679,215</u>	<u>0</u>	<u>16,854,490</u>
Total Liabilities & Fund Equity	<u>159,753</u>	<u>958,761</u>	<u>68,819</u>	<u>24</u>	<u>2</u>	<u>15,679,215</u>	<u>17,655,000</u>	<u>34,521,573</u>

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2021 Through 10/31/2021

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
32520				
Special Assessments - Service Charges				
1002	452,454.97	3,775.57	(448,679.40)	(99.17)%
36600				
Contributions & Donations From Private Sources				
0002	39,461.03	0.00	(39,461.03)	(100.00)%
36900				
Other Miscellaneous Revenues				
0003	0.00	25.00	25.00	0.00%
0017	0.00	200.00	200.00	0.00%
Total Revenues	<u>491,916.00</u>	<u>4,000.57</u>	<u>(487,915.43)</u>	<u>(99.19)%</u>
Expenditures				
51100				
Legislative				
1101	12,000.00	0.00	12,000.00	100.00%
51300				
Financial & Administrative				
3101	45,000.00	3,750.00	41,250.00	91.67%
3103	4,500.00	0.00	4,500.00	100.00%
3104	8,400.00	0.00	8,400.00	100.00%
3105	8,400.00	345.70	8,054.30	95.88%
3201	6,750.00	0.00	6,750.00	100.00%
3202	6,700.00	0.00	6,700.00	100.00%
4101	500.00	28.83	471.17	94.23%
4501	2,966.00	0.00	2,966.00	100.00%
4801	2,200.00	0.00	2,200.00	100.00%
4901	250.00	0.00	250.00	100.00%
4902	175.00	175.00	0.00	0.00%
5102	300.00	0.00	300.00	100.00%
5103	1,500.00	125.00	1,375.00	91.67%
5104	1,500.00	0.00	1,500.00	100.00%
51400				
Legal Counsel				
3107	6,000.00	296.05	5,703.95	95.07%
53100				
Electric Utility Services				
4301	98,500.00	9,774.68	88,725.32	90.08%
53400				
Garbage/Solid Waste Control Services				
4303	4,000.00	470.38	3,529.62	88.24%
53600				
Water-Sewer Combination Services				
4302	10,000.00	222.97	9,777.03	97.77%
53900				
Other Physical Environment				
1201	28,000.00	2,333.33	25,666.67	91.67%
4502	14,268.00	0.00	14,268.00	100.00%
4509	11,000.00	826.00	10,174.00	92.49%
4603	2,355.00	0.00	2,355.00	100.00%
4604	135,000.00	0.00	135,000.00	100.00%
4605	23,000.00	0.00	23,000.00	100.00%
4607	10,000.00	0.00	10,000.00	100.00%
4608	5,000.00	0.00	5,000.00	100.00%
4611	5,000.00	0.00	5,000.00	100.00%
4615	15,000.00	1,090.00	13,910.00	92.73%
4616	2,500.00	0.00	2,500.00	100.00%
4619	14,452.00	2,216.96	12,235.04	84.66%
4623	5,500.00	455.00	5,045.00	91.73%
4625	1,200.00	0.00	1,200.00	100.00%
4902	0.00	200.00	(200.00)	0.00%
Total Expenditures	<u>491,916.00</u>	<u>22,309.90</u>	<u>469,606.10</u>	<u>95.46%</u>
Excess of Revenues Over (Under) Expenditures	0.00	(18,309.33)	(18,309.33)	0.00%

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
 From 10/1/2021 Through 10/31/2021

	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	0.00	165,978.95	165,978.95	0.00%
Fund Balance, End of Period	<u>0.00</u>	<u>147,669.62</u>	<u>147,669.62</u>	<u>0.00%</u>

Ventana CDD
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018
From 10/1/2021 Through 10/31/2021

		Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
		<u> </u>	<u> </u>	<u> </u>	<u> </u>
Revenues					
32510	Special Assessments - Capital Improvements				
1001	DS Assmts-Tax Roll	1,061,056.00	8,888.40	(1,052,167.60)	(99.16)%
36100	Interest Earnings				
0001	Interest Earnings	<u>0.00</u>	<u>3.90</u>	<u>3.90</u>	<u>0.00%</u>
	Total Revenues	<u>1,061,056.00</u>	<u>8,892.30</u>	<u>(1,052,163.70)</u>	<u>(99.16)%</u>
Expenditures					
51700	Debt Service Payments				
7000	Interest	786,056.00	0.00	786,056.00	100.00%
7002	Principal	<u>275,000.00</u>	<u>0.00</u>	<u>275,000.00</u>	<u>100.00%</u>
	Total Expenditures	<u>1,061,056.00</u>	<u>0.00</u>	<u>1,061,056.00</u>	<u>100.00%</u>
	Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>8,892.30</u>	<u>8,892.30</u>	<u>0.00%</u>
	Fund Balance, Beginning of Period	0.00	949,868.84	949,868.84	0.00%
	Fund Balance, End of Period	<u>0.00</u>	<u>958,761.14</u>	<u>958,761.14</u>	<u>0.00%</u>

Ventana CDD

Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2021
From 10/1/2021 Through 10/31/2021

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
36100 Interest Earnings				
0001 Interest Earnings	0.00	0.28	0.28	0.00%
Total Revenues	0.00	0.28	0.28	0.00%
Excess of Revenues Over (Under) Expenditures	0.00	0.28	0.28	0.00%
Fund Balance, Beginning of Period	0.00	68,818.48	68,818.48	0.00%
Fund Balance, End of Period	0.00	68,818.76	68,818.76	0.00%

Ventana CDD

Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018
From 10/1/2021 Through 10/31/2021

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0.00	24.31	24.31	0.00%
Fund Balance, End of Period	<u><u>0.00</u></u>	<u><u>24.31</u></u>	<u><u>24.31</u></u>	<u><u>0.00%</u></u>

Ventana CDD

Statement of Revenues & Expenditures

301 - Capital Projects Fund - Series 2021
From 10/1/2021 Through 10/31/2021

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0.00	1.92	1.92	0.00%
Fund Balance, End of Period	<u><u>0.00</u></u>	<u><u>1.92</u></u>	<u><u>1.92</u></u>	<u><u>0.00%</u></u>

Ventana CDD

Statement of Revenues & Expenditures

900 - General Fixed Assets
From 10/1/2021 Through 10/31/2021

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0.00	15,679,214.56	15,679,214.56	0.00%
Fund Balance, End of Period	<u>0.00</u>	<u>15,679,214.56</u>	<u>15,679,214.56</u>	<u>0.00%</u>

Ventana CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 10/31/2021
Reconciliation Date: 10/31/2021
Status: Locked

Bank Balance	154,591.17
Less Outstanding Checks/Vouchers	1,490.00
Plus Deposits in Transit	25.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	153,126.17
Balance Per Books	<u>153,126.17</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: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1443	10/22/2021	System Generated Check/Voucher	200.00	Mercy Myrthil
1444	10/22/2021	System Generated Check/Voucher	1,090.00	Zebra Cleaning Team, Inc.
1445	10/25/2021	System Generated Check/Voucher	200.00	Milagros Moreno
Outstanding Checks/Vouchers			1,490.00	

Ventana CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 10/31/2021
Reconciliation Date: 10/31/2021
Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
202	10/25/2021	Pool Key	<u>25.00</u>	
Outstanding Deposits			<u>25.00</u>	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1426	10/1/2021	System Generated Check/Voucher	127.17	Water Resource Services
1427	10/1/2021	System Generated Check/Voucher	6,237.16	Meritus Districts
1428	10/1/2021	System Generated Check/Voucher	975.00	Neptune Services
1429	10/1/2021	System Generated Check/Voucher	137.96	Republic Services #696
1430	10/8/2021	System Generated Check/Voucher	125.00	Action Security, Inc.
1431	10/8/2021	System Generated Check/Voucher	1,500.00	ADA Site Compliance
1432	10/8/2021	System Generated Check/Voucher	100.00	BOCC
1433	10/8/2021	System Generated Check/Voucher	137.96	Bright House Networks
1434	10/8/2021	System Generated Check/Voucher	175.00	Dep. of Economic Opport.
1435	10/8/2021	System Generated Check/Voucher	200.00	James Garcia
1436	10/8/2021	System Generated Check/Voucher	1,434.00	Spearem Enterprises, LLC
1437	10/19/2021	System Generated Check/Voucher	200.00	Anamaria Abreu
1438	10/19/2021	System Generated Check/Voucher	335.58	Meritus Districts
1439	10/19/2021	System Generated Check/Voucher	300.00	Ramps Plus
1440	10/19/2021	System Generated Check/Voucher	505.50	Tampa Bay Times
1441	10/19/2021	System Generated Check/Voucher	9,597.74	Tampa Electric
1442	10/22/2021	System Generated Check/Voucher	200.00	BOCC
1446	10/25/2021	System Generated Check/Voucher	4,313.98	Cornestone Solution Group
Cleared Checks/Vouchers			26,602.05	
			26,602.05	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
149	10/4/2021	Clubhouse Rental	100.00	
150	10/4/2021	Clubhouse Deposit	200.00	
7887	10/4/2021	Clubhouse Deposit	200.00	
7888	10/4/2021	Clubhouse Rental	50.00	
CR155	10/27/2021	Tax Distribution - 10.27.2021	<u>12,663.97</u>	
Cleared Deposits			<u>13,213.97</u>	