

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
November 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 11/30/2021
(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)	264,080	0	0	0	0	0	0	264,080
Investment - Revenue 2018 (6000)	0	139,873	0	0	0	0	0	139,873
Investment - Interest 2018 (6001)	0	0	0	0	0	0	0	0
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	1	0	0	0	0	1
Investment - Interest 2021 (2001)	0	0	0	0	0	0	0	0
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	4,981	0	0	0	0	0	0	4,981
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	1,383	0	0	0	0	0	0	1,383
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	270,345	672,448	48,848	24	2	15,679,215	17,655,000	34,325,882
Liabilities								
Accounts Payable	26,208	0	0	0	0	0	0	26,208
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	109,461	0	0	0	0	0	0	109,461
Deferred Revenue	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Deposits	625	0	0	0	0	0	0	625
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

Ventana CDD

Balance Sheet

As of 11/30/2021
(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
Revenue Bonds Payable - Series 2021	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,745,000</u>	<u>1,745,000</u>
Total Liabilities	<u>136,294</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>17,655,000</u>	<u>17,791,294</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	143,538	0	0	0	0	0	0	143,538
Investment in General Fixed Assets	0	0	0	0	0	15,679,215	0	15,679,215
Other	<u>(9,488)</u>	<u>(277,421)</u>	<u>(19,971)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(306,879)</u>
Total Fund Equity & Other Credits	<u>134,050</u>	<u>672,448</u>	<u>48,848</u>	<u>24</u>	<u>2</u>	<u>15,679,215</u>	<u>0</u>	<u>16,534,587</u>
Total Liabilities & Fund Equity	<u>270,345</u>	<u>672,448</u>	<u>48,848</u>	<u>24</u>	<u>2</u>	<u>15,679,215</u>	<u>17,655,000</u>	<u>34,325,882</u>

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2021 Through 11/30/2021
(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	50,272	(402,183)	(89)%
Contributions & Donations From Private Sources				
Developer Contributions	39,461	0	(39,461)	(100)%
Other Miscellaneous Revenues				
Miscellaneous	0	25	25	0 %
Clubhouse Rental	0	325	325	0 %
Total Revenues	491,916	50,622	(441,294)	(90)%
Expenditures				
Legislative				
Supervisor Fees	12,000	600	11,400	95 %
Financial & Administrative				
District Manager	45,000	7,500	37,500	83 %
District Engineer	4,500	0	4,500	100 %
Disclosure Report	8,400	0	8,400	100 %
Trustee Fees	8,400	691	7,709	92 %
Accounting Services	6,750	0	6,750	100 %
Auditing Services	6,700	58	6,642	99 %
Postage, Phone, Faxes, Copies	500	46	454	91 %
Public Officials Insurance	2,966	0	2,966	100 %
Legal Advertising	2,200	0	2,200	100 %
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	175	175	0	0 %
Email Hosting Vendor	300	0	300	100 %
Website Maintenance	1,500	250	1,250	83 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	6,000	1,171	4,829	80 %
Electric Utility Services				
Electric Utility Services	98,500	19,683	78,818	80 %
Garbage/Solid Waste Control Services				
Garbage Collection	4,000	600	3,400	85 %
Water-Sewer Combination Services				
Water Utility Services	10,000	482	9,518	95 %
Other Physical Environment				
Onsite Staffing	28,000	4,667	23,333	83 %
Property & Casualty Insurance	14,268	0	14,268	100 %
Aquatic Management Contract	11,000	5,088	5,912	54 %
Entry & Walls Maintenance	2,355	0	2,355	100 %
Landscape Maintenance-Contract	135,000	10,996	124,004	92 %
Mulch/Tree Trimming	23,000	500	22,500	98 %
Plant Replacement & Annuals	10,000	0	10,000	100 %
Pond Repair	5,000	0	5,000	100 %
Irrigation Maintenance	5,000	400	4,600	92 %
Pool Maintenance - Contract	15,000	2,180	12,820	85 %
Pool Repairs	2,500	0	2,500	100 %
Amenity Center Facility Maintenance	14,452	4,368	10,084	70 %
Amenity Center Cleaning & Supplies	5,500	455	5,045	92 %
Amenity Center Pest Control	1,200	0	1,200	100 %
Dues, Licenses, & Fees	0	200	(200)	0 %
Total Expenditures	491,916	60,110	431,806	88 %

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2021 Through 11/30/2021
(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>(9,488)</u>	<u>(9,488)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	143,538	143,538	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>134,050</u></u>	<u><u>134,050</u></u>	<u><u>0 %</u></u>

Ventana CDD
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018
From 10/1/2021 Through 11/30/2021
(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	1,061,056	118,350	(942,706)	(89)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>8</u>	<u>8</u>	<u>0 %</u>
Total Revenues	<u>1,061,056</u>	<u>118,357</u>	<u>(942,699)</u>	<u>(89)%</u>
Expenditures				
Debt Service Payments				
Interest	786,056	395,778	390,278	50 %
Principal	<u>275,000</u>	<u>0</u>	<u>275,000</u>	<u>100 %</u>
Total Expenditures	<u>1,061,056</u>	<u>395,778</u>	<u>665,278</u>	<u>63 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(277,421)</u>	<u>(277,421)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	949,869	949,869	0 %
Fund Balance, End of Period	<u>0</u>	<u>672,448</u>	<u>672,448</u>	<u>0 %</u>

Ventana CDD

Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2021

From 10/1/2021 Through 11/30/2021

(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>
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0 %
Total Revenues	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Expenditures				
Debt Service Payments				
Interest	0	19,971	(19,971)	0 %
Total Expenditures	<u>0</u>	<u>19,971</u>	<u>(19,971)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(19,971)</u>	<u>(19,971)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	68,818	68,818	0 %
Fund Balance, End of Period	<u>0</u>	<u>48,848</u>	<u>48,848</u>	<u>0 %</u>

Ventana CDD

Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018

From 10/1/2021 Through 11/30/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	24	24	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>24</u></u>	<u><u>24</u></u>	<u><u>0 %</u></u>

Ventana CDD

Statement of Revenues & Expenditures

301 - Capital Projects Fund - Series 2021

From 10/1/2021 Through 11/30/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	2	2	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>2</u></u>	<u><u>2</u></u>	<u><u>0 %</u></u>

Ventana CDD
Statement of Revenues & Expenditures

900 - General Fixed Assets
 From 10/1/2021 Through 11/30/2021
 (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	15,679,215	15,679,215	0 %
Fund Balance, End of Period	<u>0</u>	<u>15,679,215</u>	<u>15,679,215</u>	<u>0 %</u>

Ventana CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 11.30.2021
Reconciliation Date: 11/30/2021
Status: Locked

Bank Balance	274,058.40
Less Outstanding Checks/Vouchers	9,978.40
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	264,080.00
Balance Per Books	<u>264,080.00</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: 11.30.2021

Reconciliation Date: 11/30/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1444	10/22/2021	System Generated Check/Voucher	1,090.00	Zebra Cleaning Team, Inc.
1465	10/27/2021	Series 2018 FY21 Tax Dist ID Excess Fees	8,888.40	Ventana CDD
Outstanding Checks/Vouchers			9,978.40	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 11.30.2021

Reconciliation Date: 11/30/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1443	10/22/2021	System Generated Check/Voucher	200.00	Mercy Myrthil
1445	10/25/2021	System Generated Check/Voucher	200.00	Milagros Moreno
1447	11/2/2021	System Generated Check/Voucher	222.97	Water Resource Services
1448	11/2/2021	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1449	11/2/2021	System Generated Check/Voucher	6,225.14	Meritus Districts
1450	11/2/2021	System Generated Check/Voucher	975.00	Neptune Services
1451	11/2/2021	System Generated Check/Voucher	470.38	Republic Services #696
1452	11/2/2021	System Generated Check/Voucher	296.05	Straley Robin Vericker
1453	11/5/2021	System Generated Check/Voucher	125.00	Action Security, Inc.
1454	11/5/2021	System Generated Check/Voucher	29.00	Grau and Associates
1455	11/5/2021	System Generated Check/Voucher	7,560.00	Cornestone Solution Group
1456	11/15/2021	System Generated Check/Voucher	400.00	BOCC
1457	11/15/2021	System Generated Check/Voucher	137.96	Bright House Networks
1458	11/15/2021	System Generated Check/Voucher	29.00	Grau and Associates
1459	11/15/2021	System Generated Check/Voucher	200.00	Kelly Ann Evans
1460	11/15/2021	System Generated Check/Voucher	200.00	Nicholas J. Dister
1461	11/15/2021	System Generated Check/Voucher	175.00	Rameez Badri
1462	11/15/2021	System Generated Check/Voucher	200.00	Ryan Motko
1463	11/15/2021	System Generated Check/Voucher	979.00	Spearem Enterprises, LLC
1464	11/15/2021	System Generated Check/Voucher	9,891.80	Tampa Electric
1466	11/22/2021	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1467	11/22/2021	System Generated Check/Voucher	6,872.00	Cornestone Solution Group
Cleared Checks/Vouchers			37,040.30	
			37,040.30	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 11.30.2021

Reconciliation Date: 11/30/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
202	10/25/2021	Pool Key	25.00	
920	11/1/2021	Club house Deposit	200.00	
921	11/1/2021	Club house Rental	100.00	
112	11/15/2021	Clubhouse Rental - Jordan Ryan 11.15.2021	25.00	
1082	11/17/2021	Clubhouse Deposit 11.17.2021	200.00	
CR452	11/17/2021	Tax Distribution - 11.17.2021	43,601.00	
CR452-1	11/24/2021	Tax Distribution - 11.24.2021	<u>112,356.53</u>	
Cleared Deposits			<u>156,507.53</u>	