

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
June 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 6/30/2021
(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)	188,619	0	0	0	0	0	0	188,619
Investment - Revenue 2018 (6000)	0	417,281	0	0	0	0	0	417,281
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 (6006)	0	0	0	266,288	0	0	0	266,288
Investment - Cost of Issuance 2018 (6007)	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	1,545,650	0	0	1,545,650
Investment - Cost of Issuance 2021 (2006)	0	0	0	0	15,725	0	0	15,725
Accounts Receivable - Other	5,000	0	0	0	0	0	0	5,000
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	3,111	0	0	0	0	0	0	3,111
Deposits	75	0	0	0	0	0	0	75
Construction Work in Progress	0	0	0	0	0	13,867,277	0	13,867,277
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	196,805	949,856	48,847	266,311	1,561,375	13,867,277	17,655,000	34,545,471
Liabilities								
Accounts Payable	2,032	0	0	0	0	0	0	2,032
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	0	0	0	0	0	0	0	0
Deferred Revenue	200	0	0	0	0	0	0	200
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Deposits	600	0	0	0	0	0	0	600
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
Total Liabilities	2,832	0	0	0	0	0	17,655,000	17,657,832

Ventana CDD

Balance Sheet

As of 6/30/2021
(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
Fund Equity & Other Credits								
Retained Earnings-All Other Reserves	0	1,065,386	0	377,428	0	0	0	1,442,814
Fund Balance-Unreserved	60,943	0	0	0	0	0	0	60,943
Investment in General Fixed Assets	0	0	0	0	0	13,867,277	0	13,867,277
Other	133,030	(115,530)	48,847	(111,117)	1,561,375	0	0	1,516,605
Total Fund Equity & Other Credits	193,973	949,856	48,847	266,311	1,561,375	13,867,277	0	16,887,639
Total Liabilities & Fund Equity	196,805	949,856	48,847	266,311	1,561,375	13,867,277	17,655,000	34,545,471

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 6/30/2021
(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	453,435	980	0 %
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	200	200	0 %
Clubhouse Rental	0	200	200	0 %
Total Revenues	491,916	455,265	(36,651)	(7)%
Expenditures				
Legislative				
Supervisor Fees	4,000	1,200	2,800	70 %
Financial & Administrative				
District Manager	45,000	38,600	6,400	14 %
District Engineer	3,000	625	2,375	79 %
Disclosure Report	8,400	4,200	4,200	50 %
Trustee Fees	8,000	3,111	4,889	61 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	6,500	0	6,500	100 %
Postage, Phone, Faxes, Copies	500	3,762	(3,262)	(652)%
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	450	(275)	(157)%
Email Hosting Vendor	600	0	600	100 %
Website Maintenance	1,500	1,125	375	25 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	7,000	4,095	2,905	41 %
Electric Utility Services				
Electric Utility Services	100,000	78,565	21,435	21 %
Garbage/Solid Waste Control Services				
Garbage Collection	5,700	1,303	4,397	77 %
Water-Sewer Combination Services				
Water Utility Services	10,000	2,460	7,540	75 %
Other Physical Environment				
Onsite Staffing	20,000	5,000	15,000	76 %
Property & Casualty Insurance	12,000	19,323	(7,323)	(61)%
Aquatic Management Contract	9,912	7,434	2,478	25 %
Entry & Walls Maintenance	1,500	2,151	(651)	(43)%
Landscape Maintenance-Contract	171,104	70,350	100,754	59 %
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	961	4,039	81 %
Pool Maintenance - Contract	14,400	11,229	3,171	22 %
Pool Repairs	1,000	0	1,000	100 %
Amenity Center Facility Maintenance	5,000	21,626	(16,626)	(333)%
Amenity Center Cleaning & Supplies	5,500	6,586	(1,086)	(20)%
Amenity Center Pest Control	1,200	0	1,200	100 %

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 6/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Total Expenditures	<u>491,916</u>	<u>322,235</u>	<u>169,681</u>	<u>34 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>133,030</u>	<u>133,030</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	60,943	60,943	0 %
Fund Balance, End of Period	<u>0</u>	<u>193,973</u>	<u>193,973</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018
From 10/1/2020 Through 6/30/2021
(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	1,067,470	5,614	1 %
DS Assmts-Off Roll	0	86,587	86,587	0 %
DS Assmts-Developer	0	63,804	63,804	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>53</u>	<u>53</u>	<u>0 %</u>
Total Revenues	<u>1,061,856</u>	<u>1,217,914</u>	<u>156,058</u>	<u>15 %</u>
Expenditures				
Debt Service Payments				
Interest	796,856	802,156	(5,300)	(1)%
Principal	265,000	265,000	0	0 %
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>266,288</u>	<u>(266,288)</u>	<u>0 %</u>
Total Expenditures	<u>1,061,856</u>	<u>1,333,444</u>	<u>(271,588)</u>	<u>(26)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(115,530)</u>	<u>(115,530)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,065,386	1,065,386	0 %
Fund Balance, End of Period	<u>0</u>	<u>949,856</u>	<u>949,856</u>	<u>0 %</u>

Ventana CDD

Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2021

From 10/1/2020 Through 6/30/2021

(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	<u>0</u>	<u>48,847</u>	<u>48,847</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>48,847</u>	<u>48,847</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>48,847</u>	<u>48,847</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>48,847</u>	<u>48,847</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018
From 10/1/2020 Through 6/30/2021
(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 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	266,288	266,288	0 %
Total Other Financing Sources	0	266,288	266,288	0 %
Excess of Revenues Over (Under) Expenditures	0	(111,117)	(111,117)	0 %
Fund Balance, Beginning of Period	0	377,428	377,428	0 %
Fund Balance, End of Period	0	266,311	266,311	0 %

Ventana CDD
Statement of Revenues & Expenditures

301 - Capital Projects Fund - Series 2021
From 10/1/2020 Through 6/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Expenditures				
Financial & Administrative				
District Manager	0	33,000	(33,000)	0 %
Original Issue Discount(Premium)	0	(44,052)	44,052	0 %
Miscellaneous Fees	0	1,750	(1,750)	0 %
Legal Counsel				
District Counsel	0	35,640	(35,640)	0 %
Underwriters Discount	0	34,900	(34,900)	0 %
Bond Counsel	0	73,540	(73,540)	0 %
Total Expenditures	<u>0</u>	<u>134,778</u>	<u>(134,778)</u>	<u>0 %</u>
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	<u>0</u>	<u>1,696,153</u>	<u>1,696,153</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>1,696,153</u>	<u>1,696,153</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>1,561,375</u>	<u>1,561,375</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>1,561,375</u>	<u>1,561,375</u>	<u>0 %</u>

Ventana CDD

Statement of Revenues & Expenditures

900 - General Fixed Assets
From 10/1/2020 Through 6/30/2021
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</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: 06/30/21

Reconciliation Date: 6/30/2021

Status: Locked

Bank Balance	197,039.16
Less Outstanding Checks/Vouchers	8,995.54
Plus Deposits in Transit	575.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	188,618.62
Balance Per Books	<u>188,618.62</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: 06/30/21

Reconciliation Date: 6/30/2021

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
1350	6/15/2021	Series 2018 FY21 Tax Dist ID 531	7,261.23	Ventana CDD
1352	6/17/2021	System Generated Check/Voucher	200.00	Nicholas J. Dister
1360	6/24/2021	System Generated Check/Voucher	440.00	Spearem Enterprises, LLC
1361	6/24/2021	System Generated Check/Voucher	1,090.00	Zebra Cleaning Team, Inc.
Outstanding Checks/Vouchers			<u>8,995.54</u>	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 06/30/21

Reconciliation Date: 6/30/2021

Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
1096	6/23/2021	Key Card - Tyson - 06.18.21	25.00	
1027	6/25/2021	Clubhouse Rental - Maldonado - 06.26.21	250.00	
21001363808	6/25/2021	Pool Cards - Cohen - 06.22.21	50.00	
108	6/29/2021	Clubhouse Rental - Maity - 08.28.21	250.00	
			<hr/>	
Outstanding Deposits			575.00	
			<hr/> <hr/>	

**Ventana CDD
Reconcile Cash Accounts**

Detail

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

Reconciliation ID: 06/30/21

Reconciliation Date: 6/30/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1326	5/6/2021	Series 2018 FY21 Tax Dist ID 526	6,314.12	Ventana CDD
1333	6/1/2021	System Generated Check/Voucher	332.49	Water Resource Services
1334	6/1/2021	System Generated Check/Voucher	275.00	FL Dept. of Health
1335	6/1/2021	System Generated Check/Voucher	5,419.87	Meritus Districts
1336	6/1/2021	System Generated Check/Voucher	136.55	Republic Services #696
1337	6/1/2021	System Generated Check/Voucher	2,125.00	Spearem Enterprises, LLC
1338	6/1/2021	System Generated Check/Voucher	419.50	Straley Robin Vericker
1339	6/3/2021	System Generated Check/Voucher	125.00	Action Security, Inc.
1340	6/3/2021	System Generated Check/Voucher	1,948.95	Glass Doctors
1341	6/3/2021	System Generated Check/Voucher	655.00	Spearem Enterprises, LLC
1342	6/3/2021	System Generated Check/Voucher	7,560.00	Cornestone Solution Group
1343	6/3/2021	Series 2018 FY21 Tax Dist ID 529	1,894.24	Ventana CDD
1344	6/10/2021	System Generated Check/Voucher	300.00	Brian E. Brooks
1345	6/10/2021	System Generated Check/Voucher	137.96	Bright House Networks
1346	6/10/2021	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1347	6/10/2021	System Generated Check/Voucher	200.00	Jina L. Melo
1348	6/10/2021	System Generated Check/Voucher	661.61	Spearem Enterprises, LLC
1349	6/10/2021	System Generated Check/Voucher	200.00	Taryll Hall
1351	6/17/2021	System Generated Check/Voucher	268.74	Meritus Districts
1353	6/17/2021	System Generated Check/Voucher	1,680.00	Spearem Enterprises, LLC
1354	6/17/2021	System Generated Check/Voucher	2,967.50	Stantec
1355	6/17/2021	System Generated Check/Voucher	9,842.11	Tampa Electric
1356	6/24/2021	System Generated Check/Voucher	300.00	BOCC
1357	6/24/2021	System Generated Check/Voucher	275.00	Irene Burgdorf
1358	6/24/2021	System Generated Check/Voucher	1,040.00	Neptune Services
1359	6/24/2021	System Generated Check/Voucher	137.33	Republic Services #696

Ventana CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 06/30/21
Reconciliation Date: 6/30/2021
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
Cleared Checks/Vouchers			46,041.97	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 06/30/21

Reconciliation Date: 6/30/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
1118	5/14/2021	Clubhouse Rental - Saka - 07.17.21	0.00	
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	
CR116	6/3/2021	Tax Distribution - 06.03.21	2,698.86	
CR118	6/15/2021	Tax Distribution - 06.15.21	<u>10,345.63</u>	
Cleared Deposits			<u>14,519.49</u>	