

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
December 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 12/31/2021
(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)	469,680	0	0	0	0	0	0	469,680
Investment - Revenue 2018 (6000)	0	1,064,719	0	0	0	0	0	1,064,719
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	1,037	0	0	0	0	0	0	1,037
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	475,599	1,597,294	48,848	24	2	15,679,215	17,655,000	35,455,982
Liabilities								
Accounts Payable	114	0	0	0	0	0	0	114
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	(100)	0	0	0	0	0	0	(100)
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Deposits	25	0	0	0	0	0	0	25
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 12/31/2021
(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
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>39</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>17,655,000</u>	<u>17,655,039</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>332,022</u>	<u>647,425</u>	<u>(19,970)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>959,477</u>
Total Fund Equity & Other Credits	<u>475,560</u>	<u>1,597,294</u>	<u>48,848</u>	<u>24</u>	<u>2</u>	<u>15,679,215</u>	<u>0</u>	<u>17,800,943</u>
Total Liabilities & Fund Equity	<u>475,599</u>	<u>1,597,294</u>	<u>48,848</u>	<u>24</u>	<u>2</u>	<u>15,679,215</u>	<u>17,655,000</u>	<u>35,455,982</u>

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2021 Through 12/31/2021
(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	443,123	(9,332)	(2)%
Contributions & Donations From Private Sources				
Developer Contributions	39,461	0	(39,461)	(100)%
Other Miscellaneous Revenues				
Miscellaneous	0	25	25	0 %
Clubhouse Rental	0	550	550	0 %
Total Revenues	491,916	443,698	(48,218)	(10)%
Expenditures				
Legislative				
Supervisor Fees	12,000	1,400	10,600	88 %
Financial & Administrative				
District Manager	45,000	14,850	30,150	67 %
District Engineer	4,500	0	4,500	100 %
Disclosure Report	8,400	2,100	6,300	75 %
Trustee Fees	8,400	1,037	7,363	88 %
Accounting Services	6,750	1,688	5,063	75 %
Auditing Services	6,700	58	6,642	99 %
Postage, Phone, Faxes, Copies	500	67	433	87 %
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	375	(200)	(114)%
Email Hosting Vendor	300	0	300	100 %
Website Maintenance	1,500	375	1,125	75 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	6,000	1,285	4,715	79 %
Electric Utility Services				
Electric Utility Services	98,500	29,750	68,750	70 %
Garbage/Solid Waste Control Services				
Garbage Collection	4,000	732	3,268	82 %
Water-Sewer Combination Services				
Water Utility Services	10,000	731	9,269	93 %
Other Physical Environment				
Onsite Staffing	28,000	7,000	21,000	75 %
Property & Casualty Insurance	14,268	0	14,268	100 %
Aquatic Management Contract	11,000	5,914	5,086	46 %
Entry & Walls Maintenance	2,355	0	2,355	100 %
Landscape Maintenance-Contract	135,000	21,992	113,008	84 %
Mulch/Tree Trimming	23,000	1,000	22,000	96 %
Waterway Improvement & Repairs	0	1,040	(1,040)	0 %
Plant Replacement & Annuals	10,000	4,909	5,091	51 %
Pond Repair	5,000	0	5,000	100 %
Irrigation Maintenance	5,000	400	4,600	92 %
Pool Maintenance - Contract	15,000	3,425	11,575	77 %
Pool Repairs	2,500	0	2,500	100 %
Amenity Center Facility Maintenance	14,452	10,425	4,027	28 %
Amenity Center Cleaning & Supplies	5,500	1,124	4,376	80 %
Amenity Center Pest Control	1,200	0	1,200	100 %
Total Expenditures	491,916	111,677	380,239	77 %

Ventana CDD

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2021 Through 12/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>332,022</u>	<u>332,022</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	143,538	143,538	0 %
Fund Balance, End of Period	<u>0</u>	<u>475,560</u>	<u>475,560</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018
From 10/1/2021 Through 12/31/2021
(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	1,043,193	(17,863)	(2)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>10</u>	<u>10</u>	<u>0 %</u>
Total Revenues	<u>1,061,056</u>	<u>1,043,204</u>	<u>(17,852)</u>	<u>(2)%</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>647,425</u>	<u>647,425</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	949,869	949,869	0 %
Fund Balance, End of Period	<u>0</u>	<u>1,597,294</u>	<u>1,597,294</u>	<u>0 %</u>

Ventana CDD

Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2021

From 10/1/2021 Through 12/31/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0 %
Total Revenues	0	1	1	0 %
Expenditures				
Debt Service Payments				
Interest	0	19,971	(19,971)	0 %
Total Expenditures	0	19,971	(19,971)	0 %
Excess of Revenues Over (Under) Expenditures	0	(19,970)	(19,970)	0 %
Fund Balance, Beginning of Period	0	68,818	68,818	0 %
Fund Balance, End of Period	0	48,848	48,848	0 %

Ventana CDD

Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018

From 10/1/2021 Through 12/31/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	<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 12/31/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	<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 12/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	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: 12.31.2021
Reconciliation Date: 12/31/2021
Status: Locked

Bank Balance	506,801.03
Less Outstanding Checks/Vouchers	37,121.41
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	469,679.62
Balance Per Books	<u>469,679.62</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: 12.31.2021

Reconciliation Date: 12/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1444	10/22/2021	System Generated Check/Voucher	1,090.00	Zebra Cleaning Team, Inc.
1500	11/17/2021	Series 2018 FY22 Tax Dist ID 550	30,602.01	Ventana CDD
1479	12/9/2021	System Generated Check/Voucher	200.00	Nicholas J. Dister
1480	12/9/2021	System Generated Check/Voucher	200.00	Rene Guzman Aduris
1481	12/9/2021	System Generated Check/Voucher	200.00	Ryan Motko
1494	12/22/2021	System Generated Check/Voucher	200.00	Ilayaraja Rengasamy
1495	12/22/2021	System Generated Check/Voucher	14.78	Jahyra Rivera
1499	12/22/2021	System Generated Check/Voucher	850.00	Zebra Cleaning Team, Inc.
1501	12/29/2021	System Generated Check/Voucher	9.66	Ashley Noplis
1502	12/29/2021	System Generated Check/Voucher	248.66	Water Resource Services
1503	12/29/2021	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1504	12/29/2021	System Generated Check/Voucher	131.30	Republic Services #696
1505	12/29/2021	System Generated Check/Voucher	2,549.00	Spearem Enterprises, LLC
Outstanding Checks/Vouchers			37,121.41	
			37,121.41	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 12.31.2021

Reconciliation Date: 12/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1465	10/27/2021	Series 2018 FY21 Tax Dist ID Excess Fees	8,888.40	Ventana CDD
1485	11/24/2021	Series 2018 FY22 Tax Dist ID 551	78,859.10	Ventana CDD
1484	12/1/2021	Series 2018 FY22 Tax Dist ID 553	843,909.68	Ventana CDD
1468	12/2/2021	System Generated Check/Voucher	500.00	BOCC
1469	12/2/2021	System Generated Check/Voucher	259.39	Water Resource Services
1470	12/2/2021	System Generated Check/Voucher	22,445.00	Egis Insurance Advisors
1471	12/2/2021	System Generated Check/Voucher	129.90	Republic Services #696
1472	12/2/2021	System Generated Check/Voucher	909.00	Spearem Enterprises, LLC
1473	12/2/2021	System Generated Check/Voucher	1,090.00	Zebra Cleaning Team, Inc.
1474	12/2/2021	System Generated Check/Voucher	350.00	Jahyra Rivera
1486	12/7/2021	Series 2018 FY22 Tax Dist ID 555	46,197.31	Ventana CDD
1475	12/9/2021	System Generated Check/Voucher	125.00	Action Security, Inc.
1476	12/9/2021	System Generated Check/Voucher	500.00	BOCC
1477	12/9/2021	System Generated Check/Voucher	200.00	Jeffery S. Hills
1478	12/9/2021	System Generated Check/Voucher	200.00	Kelly Ann Evans
1482	12/9/2021	System Generated Check/Voucher	875.00	Straley Robin Vericker
1483	12/9/2021	System Generated Check/Voucher	10,996.00	Cornestone Solution Group
1491	12/13/2021	Series 2018 FY22 Tax Dist ID 557	34,736.81	Ventana CDD
1487	12/16/2021	System Generated Check/Voucher	137.96	Bright House Networks
1488	12/16/2021	System Generated Check/Voucher	200.00	Joel Barnum
1489	12/16/2021	System Generated Check/Voucher	1,040.00	Neptune Services
1490	12/16/2021	System Generated Check/Voucher	4,909.00	Cornestone Solution Group
1492	12/22/2021	System Generated Check/Voucher	13,617.28	Meritus Districts
1493	12/22/2021	System Generated Check/Voucher	3,895.00	Don Harrison Enterprises
1496	12/22/2021	System Generated Check/Voucher	39.50	Juan Carlos Reyes
1497	12/22/2021	System Generated Check/Voucher	200.00	Simone Hamilton

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 12.31.2021

Reconciliation Date: 12/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1498	12/22/2021	System Generated Check/Voucher	10,067.96	Tampa Electric
Cleared Checks/Vouchers			1,085,277.29	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 12.31.2021

Reconciliation Date: 12/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR453	12/1/2021	Tax Distribution - 12.1.2021	1,202,381.96	
CR453-1	12/7/2021	Tax Distribution - 12.7.2021	65,820.80	
CR455	12/7/2021	Clubhouse Rental Extra Hrs Joel Barnum 12.07.2021	25.00	
CR456	12/15/2021	Clubhouse Rental Christine Azcona 12.15.2021	100.00	
CR456-1	12/15/2021	Clubhouse Deposit Christine Azcona 12.15.2021	200.00	
CR458	12/29/2021	Tax Distribution - 12.29.2021	<u>49,492.16</u>	
Cleared Deposits			<u>1,318,019.92</u>	