

# Ventana Community Development District

Financial Statements  
(Unaudited)

Period Ending  
January 31, 2022



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 1/31/2022  
(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
<b>Assets</b>								
Cash--Operating Account (Suntrust)	456,986	0	0	0	0	0	0	456,986
Investment - Revenue 2018 (6000)	0	1,073,286	0	0	0	0	0	1,073,286
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	(65)	0	0	0	0	0	0	(65)
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	691	0	0	0	0	0	0	691
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
<b>Total Assets</b>	<b>457,513</b>	<b>1,605,861</b>	<b>48,848</b>	<b>24</b>	<b>2</b>	<b>15,679,215</b>	<b>17,655,000</b>	<b>35,446,463</b>
<b>Liabilities</b>								
Accounts Payable	38,975	0	0	0	0	0	0	38,975
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	575	0	0	0	0	0	0	575
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 1/31/2022  
(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>39,450</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>17,655,000</u>	<u>17,694,450</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	151,362	0	0	0	0	0	0	151,362
Investment in General Fixed Assets	0	0	0	0	0	15,679,215	0	15,679,215
Other	<u>266,701</u>	<u>655,992</u>	<u>(19,970)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>902,723</u>
Total Fund Equity & Other Credits	<u>418,063</u>	<u>1,605,861</u>	<u>48,848</u>	<u>24</u>	<u>2</u>	<u>15,679,215</u>	<u>0</u>	<u>17,752,013</u>
Total Liabilities & Fund Equity	<u>457,513</u>	<u>1,605,861</u>	<u>48,848</u>	<u>24</u>	<u>2</u>	<u>15,679,215</u>	<u>17,655,000</u>	<u>35,446,463</u>

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

001 - General Fund  
From 10/1/2021 Through 1/31/2022  
(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	446,772	(5,683)	(1)%
Contributions & Donations From Private Sources				
Developer Contributions	39,461	0	(39,461)	(100)%
Other Miscellaneous Revenues				
Miscellaneous	0	75	75	0 %
Clubhouse Rental	0	975	975	0 %
<b>Total Revenues</b>	<b>491,916</b>	<b>447,822</b>	<b>(44,094)</b>	<b>(9)%</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	12,000	1,400	10,600	88 %
Financial & Administrative				
District Manager	45,000	18,600	26,400	59 %
District Engineer	4,500	0	4,500	100 %
Disclosure Report	8,400	7,000	1,400	17 %
Trustee Fees	8,400	1,383	7,017	84 %
Accounting Services	6,750	6,750	0	0 %
Auditing Services	6,700	58	6,642	99 %
Postage, Phone, Faxes, Copies	500	67	433	87 %
Public Officials Insurance	2,966	2,446	520	18 %
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	500	1,000	67 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	6,000	1,317	4,683	78 %
Electric Utility Services				
Electric Utility Services	98,500	31,660	66,840	68 %
Garbage/Solid Waste Control Services				
Garbage Collection	4,000	972	3,028	76 %
Water-Sewer Combination Services				
Water Utility Services	10,000	950	9,050	91 %
Other Physical Environment				
Onsite Staffing	28,000	20,533	7,467	27 %
Property & Casualty Insurance	14,268	19,999	(5,731)	(40)%
Aquatic Management Contract	11,000	7,585	3,415	31 %
Entry & Walls Maintenance	2,355	0	2,355	100 %
Landscape Maintenance-Contract	135,000	29,552	105,448	78 %
Mulch/Tree Trimming	23,000	1,000	22,000	96 %
Waterway Improvement & Repairs	0	1,820	(1,820)	0 %
Plant Replacement & Annuals	10,000	9,084	916	9 %
Pond Repair	5,000	0	5,000	100 %
Irrigation Maintenance	5,000	400	4,600	92 %
Pool Maintenance - Contract	15,000	4,475	10,525	70 %
Pool Repairs	2,500	0	2,500	100 %
Amenity Center Facility Maintenance	14,452	12,072	2,380	16 %
Amenity Center Cleaning & Supplies	5,500	1,124	4,376	80 %
Amenity Center Pest Control	1,200	0	1,200	100 %
<b>Total Expenditures</b>	<b>491,916</b>	<b>181,121</b>	<b>310,795</b>	<b>63 %</b>

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

001 - General Fund  
 From 10/1/2021 Through 1/31/2022  
 (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>266,701</u>	<u>266,701</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	151,362	151,362	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>418,063</u></u>	<u><u>418,063</u></u>	<u><u>0 %</u></u>

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

200 - Debt Service Fund - Series 2018  
From 10/1/2021 Through 1/31/2022  
(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	1,061,056	1,051,757	(9,299)	(1)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>13</u>	<u>13</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>1,061,056</u>	<u>1,051,770</u>	<u>(9,286)</u>	<u>(1)%</u>
<b>Expenditures</b>				
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>
<b>Total Expenditures</b>	<u>1,061,056</u>	<u>395,778</u>	<u>665,278</u>	<u>63 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>655,992</u>	<u>655,992</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	0	949,869	949,869	0 %
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>1,605,861</u>	<u>1,605,861</u>	<u>0 %</u>

## Ventana CDD

### Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2021

From 10/1/2021 Through 1/31/2022

(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	1	1	0 %
Total Revenues	0	1	1	0 %
<b>Expenditures</b>				
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 1/31/2022

(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 1/31/2022

(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 1/31/2022  
 (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: 1.31.2022

Reconciliation Date: 1/31/2022

Status: Locked

Bank Balance	466,864.50
Less Outstanding Checks/Vouchers	11,403.92
Plus Deposits in Transit	1,225.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	456,685.58
Balance Per Books	<u>456,685.58</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: 1.31.2022

Reconciliation Date: 1/31/2022

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.
1479	12/9/2021	System Generated Check/Voucher	200.00	Nicholas J. Dister
1526	1/4/2022	Series 2018 FY22 Tax Dist ID 558	8,563.92	Ventana CDD
1510	1/20/2022	System Generated Check/Voucher	300.00	Christine Azcona Morel
1511	1/20/2022	System Generated Check/Voucher	200.00	Neptune Services
1514	1/20/2022	System Generated Check/Voucher	1,050.00	Zebra Cleaning Team, Inc.
Outstanding Checks/Vouchers			<u>11,403.92</u>	

Ventana CDD  
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 1.31.2022

Reconciliation Date: 1/31/2022

Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
1014	1/12/2022	Clubhouse Deposit 1.12.2022	200.00	
1015	1/12/2022	Clubhouse Rental - 1.12.2022	75.00	
922	1/14/2022	Clubhouse Deposit 1.14.2022	200.00	
923	1/14/2022	Clubhouse Rental - 1.14.2022	100.00	
CHK#626	1/19/2022	Rental	100.00	
CHK#627	1/19/2022	Deposit	200.00	
CR467	1/19/2022	Tax Distribution adjustments 1.19.2022	0.00	
1356	1/27/2022	Pool Key	25.00	
CHK#194	1/27/2022	Club House Activity	100.00	
CHK#195	1/27/2022	Deposit	200.00	
2006	1/28/2022	Pool Key 1.28.2022	<u>25.00</u>	
Outstanding Deposits			1,225.00	

**Ventana CDD  
Reconcile Cash Accounts**

**Detail**

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

**Reconciliation ID: 1.31.2022**

**Reconciliation Date: 1/31/2022**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1500	11/17/2021	Series 2018 FY22 Tax Dist ID 550	30,602.01	Ventana CDD
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
1506	1/6/2022	System Generated Check/Voucher	125.00	Action Security, Inc.
1507	1/6/2022	System Generated Check/Voucher	114.00	Straley Robin Vericker
1508	1/13/2022	System Generated Check/Voucher	137.96	Bright House Networks
1509	1/13/2022	System Generated Check/Voucher	780.00	Neptune Services
1512	1/20/2022	System Generated Check/Voucher	11,461.29	Tampa Electric
1513	1/20/2022	System Generated Check/Voucher	3,700.00	Cornestone Solution Group
Cleared Checks/Vouchers			52,149.66	

Ventana CDD  
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 1.31.2022

Reconciliation Date: 1/31/2022

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR465	1/4/2022	Tax Distribution 1.4.2022	12,201.67	
CR467-1	1/20/2022	Tax Distribution adjustments 1.19.2022	11.46	
			<hr/>	
Cleared Deposits			12,213.13	
			<hr/> <hr/>	