

# Ventana Community Development District

Financial Statements  
(Unaudited)

Period Ending  
February 28, 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 2/28/2022  
(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)	374,281	0	0	0	0	0	0	374,281
Investment - Revenue 2018 (6000)	0	1,081,688	0	0	0	0	0	1,081,688
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	2	0	0	0	0	2
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	346	0	0	0	0	0	0	346
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>374,463</b>	<b>1,614,263</b>	<b>48,849</b>	<b>24</b>	<b>2</b>	<b>15,679,215</b>	<b>17,655,000</b>	<b>35,371,815</b>
<b>Liabilities</b>								
Accounts Payable	2,177	0	0	0	0	0	0	2,177
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	700	0	0	0	0	0	0	700
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 2/28/2022  
(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>2,777</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>17,655,000</u>	<u>17,657,777</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>220,324</u>	<u>664,394</u>	<u>(19,970)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>864,748</u>
Total Fund Equity & Other Credits	<u>371,686</u>	<u>1,614,263</u>	<u>48,849</u>	<u>24</u>	<u>2</u>	<u>15,679,215</u>	<u>0</u>	<u>17,714,038</u>
Total Liabilities & Fund Equity	<u>374,463</u>	<u>1,614,263</u>	<u>48,849</u>	<u>24</u>	<u>2</u>	<u>15,679,215</u>	<u>17,655,000</u>	<u>35,371,815</u>

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

001 - General Fund  
From 10/1/2021 Through 2/28/2022  
(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	450,338	(2,117)	(0)%
Contributions & Donations From Private Sources				
Developer Contributions	39,461	0	(39,461)	(100)%
Other Miscellaneous Revenues				
Miscellaneous	0	225	225	0 %
Clubhouse Rental	0	1,125	1,125	0 %
<b>Total Revenues</b>	<u>491,916</u>	<u>451,688</u>	<u>(40,228)</u>	<u>(8)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	12,000	2,200	9,800	82 %
Financial & Administrative				
District Manager	45,000	22,350	22,650	50 %
District Engineer	4,500	0	4,500	100 %
Disclosure Report	8,400	7,700	700	8 %
Trustee Fees	8,400	1,729	6,672	79 %
Accounting Services	6,750	7,313	(563)	(8)%
Auditing Services	6,700	2,058	4,642	69 %
Postage, Phone, Faxes, Copies	500	144	356	71 %
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	625	875	58 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	6,000	2,373	3,627	60 %
Electric Utility Services				
Electric Utility Services	98,500	42,559	55,941	57 %
Garbage/Solid Waste Control Services				
Garbage Collection	4,000	1,074	2,926	73 %
Water-Sewer Combination Services				
Water Utility Services	10,000	1,143	8,857	89 %
Other Physical Environment				
Onsite Staffing	28,000	24,067	3,933	14 %
Property & Casualty Insurance	14,268	19,999	(5,731)	(40)%
Aquatic Management Contract	11,000	8,411	2,589	24 %
Entry & Walls Maintenance	2,355	0	2,355	100 %
Landscape Maintenance-Contract	135,000	51,544	83,456	62 %
Mulch/Tree Trimming	23,000	1,000	22,000	96 %
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	5,525	9,475	63 %
Pool Repairs	2,500	0	2,500	100 %
Amenity Center Facility Maintenance	14,452	16,124	(1,672)	(12)%
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>	<u>491,916</u>	<u>231,365</u>	<u>260,551</u>	<u>53 %</u>
Excess of Revenues Over (Under) Expenditures	0	220,324	220,324	0 %

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

001 - General Fund  
 From 10/1/2021 Through 2/28/2022  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	151,362	151,362	0 %
Fund Balance, End of Period	0	371,686	371,686	0 %

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

200 - Debt Service Fund - Series 2018  
From 10/1/2021 Through 2/28/2022  
(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	1,060,153	(903)	(0)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>20</u>	<u>20</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>1,061,056</u>	<u>1,060,172</u>	<u>(884)</u>	<u>(0)%</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>664,394</u>	<u>664,394</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>1,614,263</u>	<u>1,614,263</u>	<u>0 %</u>

## Ventana CDD

### Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2021

From 10/1/2021 Through 2/28/2022

(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	48,849	48,849	0 %

Ventana CDD

**Statement of Revenues & Expenditures**

300 - Capital Projects Fund - Series 2018

From 10/1/2021 Through 2/28/2022

(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 2/28/2022

(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 2/28/2022  
 (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	0	15,679,215	15,679,215	0 %

Ventana CDD  
Reconcile Cash Accounts

Summary

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

Reconciliation ID: 2.28.2022

Reconciliation Date: 2/28/2022

Status: Locked

Bank Balance	387,412.95
Less Outstanding Checks/Vouchers	13,256.81
Plus Deposits in Transit	125.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	374,281.14
Balance Per Books	<u>374,281.14</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: 2.28.2022

Reconciliation Date: 2/28/2022

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.
1535	2/17/2022	System Generated Check/Voucher	200.00	Nicholas J. Dister
1536	2/17/2022	System Generated Check/Voucher	200.00	Ryan Motko
1539	2/24/2022	System Generated Check/Voucher	8,747.81	Meritus Districts
1540	2/24/2022	System Generated Check/Voucher	1,969.00	Spearem Enterprises, LLC
1541	2/24/2022	System Generated Check/Voucher	1,050.00	Zebra Cleaning Team, Inc.
Outstanding Checks/Vouchers			<u>13,256.81</u>	

Ventana CDD  
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 2.28.2022

Reconciliation Date: 2/28/2022

Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CHK#95679	2/11/2022	Key Card	25.00	
CHK#111	2/21/2022	Pool Key	25.00	
CHK#33584	2/21/2022	Pool Key	25.00	
CHK#33585	2/21/2022	Pool Key	25.00	
CHK#1408	2/23/2022	Pool Key	<u>25.00</u>	
Outstanding Deposits			125.00	
			<u><u>125.00</u></u>	

Ventana CDD  
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 2.28.2022

Reconciliation Date: 2/28/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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.
1515	2/3/2022	System Generated Check/Voucher	125.00	Action Security, Inc.
1516	2/3/2022	System Generated Check/Voucher	380.02	Water Resource Services
1517	2/3/2022	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1518	2/3/2022	System Generated Check/Voucher	2,000.00	Grau and Associates
1519	2/3/2022	System Generated Check/Voucher	200.00	Jordan Lastra
1520	2/3/2022	System Generated Check/Voucher	8,670.83	Meritus Districts
1521	2/3/2022	System Generated Check/Voucher	102.00	Republic Services #696
1522	2/3/2022	System Generated Check/Voucher	909.00	Spearem Enterprises, LLC
1523	2/3/2022	System Generated Check/Voucher	32.00	Straley Robin Vericker
1524	2/3/2022	System Generated Check/Voucher	7,560.00	Cornestone Solution Group
1525	2/4/2022	Series 2018 FY22 Tax Dist ID 563	8,395.34	Ventana CDD
1527	2/10/2022	System Generated Check/Voucher	275.00	Home Team Pest Defense
1528	2/10/2022	System Generated Check/Voucher	18,700.00	Meritus Districts

Ventana CDD  
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 2.28.2022

Reconciliation Date: 2/28/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1529	2/10/2022	System Generated Check/Voucher	845.00	Neptune Services
1530	2/10/2022	System Generated Check/Voucher	475.00	Cornestone Solution Group
1531	2/10/2022	System Generated Check/Voucher	275.00	Xavier Smith
1532	2/17/2022	System Generated Check/Voucher	137.96	Charter Communications
1533	2/17/2022	System Generated Check/Voucher	200.00	Jeffery S. Hills
1534	2/17/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1537	2/17/2022	System Generated Check/Voucher	10,898.95	Tampa Electric
1538	2/17/2022	System Generated Check/Voucher	21,992.00	Cornestone Solution Group
Cleared Checks/Vouchers			<u>93,513.02</u>	

Ventana CDD  
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 2.28.2022

Reconciliation Date: 2/28/2022

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
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	
CHK#1246	1/26/2022	Clubhouse Deposit 1.26.2022	250.00	
CHK#1247	1/26/2022	Clubhouse Rental 1.26.2022	50.00	
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	25.00	
CR466	2/4/2022	Tax Distribution 2.4.2022	11,961.47	
CHK#127	2/9/2022	Clubhouse Deposits	200.00	
CHK#129	2/9/2022	Clubhouse Rental	100.00	
CHK#6853	2/10/2022	Clubhouse Rental	50.00	
CHK#6854	2/10/2022	Clubhouse Deposits	200.00	
CHK#393	2/22/2022	Pool Key	50.00	
Cleared Deposits			14,086.47	