

# Ventana Community Development District

Financial Statements  
(Unaudited)

Period Ending  
March 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 3/31/2022  
(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)	338,945	0	0	0	0	0	0	338,945
Investment - Revenue 2018 (6000)	0	1,088,370	0	0	0	0	0	1,088,370
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	(9,163)	0	0	0	0	0	0	(9,163)
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	0	0	0	0	0	0	0	0
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>329,684</b>	<b>1,620,945</b>	<b>48,849</b>	<b>24</b>	<b>2</b>	<b>15,679,215</b>	<b>17,655,000</b>	<b>35,333,718</b>
<b>Liabilities</b>								
Accounts Payable	46,460	0	0	0	0	0	0	46,460
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 3/31/2022  
(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>46,335</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>17,655,000</u>	<u>17,701,335</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>131,987</u>	<u>671,076</u>	<u>(19,970)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>783,093</u>
Total Fund Equity & Other Credits	<u>283,349</u>	<u>1,620,945</u>	<u>48,849</u>	<u>24</u>	<u>2</u>	<u>15,679,215</u>	<u>0</u>	<u>17,632,383</u>
Total Liabilities & Fund Equity	<u>329,684</u>	<u>1,620,945</u>	<u>48,849</u>	<u>24</u>	<u>2</u>	<u>15,679,215</u>	<u>17,655,000</u>	<u>35,333,718</u>

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

001 - General Fund  
From 10/1/2021 Through 3/31/2022  
(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	453,174	719	0 %
Contributions & Donations From Private Sources				
Developer Contributions	39,461	0	(39,461)	(100)%
Other Miscellaneous Revenues				
Miscellaneous	0	250	250	0 %
Clubhouse Rental	0	1,425	1,425	0 %
<b>Total Revenues</b>	<u>491,916</u>	<u>454,849</u>	<u>(37,067)</u>	<u>(8)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	12,000	2,200	9,800	82 %
Financial & Administrative				
District Manager	45,000	26,100	18,900	42 %
District Engineer	4,500	732	3,768	84 %
Disclosure Report	8,400	8,400	0	0 %
Trustee Fees	8,400	2,074	6,326	75 %
Accounting Services	6,750	7,875	(1,125)	(17)%
Auditing Services	6,700	2,558	4,142	62 %
Postage, Phone, Faxes, Copies	500	153	347	69 %
Public Officials Insurance	2,966	2,446	520	18 %
Legal Advertising	2,200	0	2,200	100 %
Bank Fees	250	25	225	90 %
Dues, Licenses, & Fees	175	375	(200)	(114)%
Email Hosting Vendor	300	0	300	100 %
Website Maintenance	1,500	750	750	50 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	6,000	3,331	2,669	44 %
Electric Utility Services				
Electric Utility Services	98,500	54,000	44,500	45 %
Garbage/Solid Waste Control Services				
Garbage Collection	4,000	2,103	1,897	47 %
Water-Sewer Combination Services				
Water Utility Services	10,000	1,432	8,568	86 %
Other Physical Environment				
Onsite Staffing	28,000	27,600	400	1 %
Property & Casualty Insurance	14,268	19,999	(5,731)	(40)%
Aquatic Management Contract	11,000	10,797	203	2 %
Entry & Walls Maintenance	2,355	3,290	(935)	(40)%
Landscape Maintenance-Contract	135,000	107,493	27,507	20 %
Mulch/Tree Trimming	23,000	1,000	22,000	96 %
Plant Replacement & Annuals	10,000	10,734	(734)	(7)%
Pond Repair	5,000	0	5,000	100 %
Irrigation Maintenance	5,000	1,130	3,870	77 %
Pool Maintenance - Contract	15,000	6,675	8,325	56 %
Pool Repairs	2,500	0	2,500	100 %
Amenity Center Facility Maintenance	14,452	17,814	(3,362)	(23)%
Amenity Center Cleaning & Supplies	5,500	1,778	3,722	68 %
Amenity Center Pest Control	1,200	0	1,200	100 %
<b>Total Expenditures</b>	<u>491,916</u>	<u>322,862</u>	<u>169,054</u>	<u>34 %</u>
Excess of Revenues Over (Under) Expenditures	0	131,987	131,987	0 %

Ventana CDD

**Statement of Revenues & Expenditures**

001 - General Fund  
From 10/1/2021 Through 3/31/2022  
(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	151,362	151,362	0 %
Fund Balance, End of Period	<u>0</u>	<u>283,349</u>	<u>283,349</u>	<u>0 %</u>

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

200 - Debt Service Fund - Series 2018  
From 10/1/2021 Through 3/31/2022  
(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	1,066,828	5,772	1 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>26</u>	<u>26</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>1,061,056</u>	<u>1,066,854</u>	<u>5,798</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>671,076</u>	<u>671,076</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>1,620,945</u>	<u>1,620,945</u>	<u>0 %</u>

## Ventana CDD

### Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2021

From 10/1/2021 Through 3/31/2022

(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	48,849	48,849	0 %

Ventana CDD

**Statement of Revenues & Expenditures**

300 - Capital Projects Fund - Series 2018

From 10/1/2021 Through 3/31/2022

(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 3/31/2022

(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 3/31/2022  
(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	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: 3.31.2022

Reconciliation Date: 3/31/2022

Status: Locked

Bank Balance	351,201.60
Less Outstanding Checks/Vouchers	12,256.45
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	338,945.15
Balance Per Books	<u>338,945.15</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: 3.31.2022

Reconciliation Date: 3/31/2022

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1558	3/17/2022	System Generated Check/Voucher	200.00	Travis Jamal Tyson
1562	3/31/2022	System Generated Check/Voucher	75.00	Amanda Lewis
1563	3/31/2022	System Generated Check/Voucher	200.00	Anthony Argote
1564	3/31/2022	System Generated Check/Voucher	288.46	Water Resource Services
1565	3/31/2022	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1566	3/31/2022	System Generated Check/Voucher	8,679.27	Meritus Districts
1567	3/31/2022	System Generated Check/Voucher	1,029.72	Republic Services #696
1568	3/31/2022	System Generated Check/Voucher	958.00	Straley Robin Vericker
Outstanding Checks/Vouchers			<u>12,256.45</u>	

Ventana CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)  
Reconciliation ID: 3.31.2022  
Reconciliation Date: 3/31/2022  
Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CHK#393	2/22/2022	Pool Key	<u>0.00</u>	
Outstanding Deposits			<u>0.00</u>	

**Ventana CDD  
Reconcile Cash Accounts**

**Detail**

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

**Reconciliation ID: 3.31.2022**

**Reconciliation Date: 3/31/2022**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1444	10/22/2021	System Generated Check/Voucher	(1,090.00)	Zebra Cleaning Team, Inc.
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.
1542	3/3/2022	System Generated Check/Voucher	125.00	Action Security, Inc.
1543	3/3/2022	System Generated Check/Voucher	193.69	Water Resource Services
1544	3/3/2022	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1545	3/3/2022	System Generated Check/Voucher	500.00	Grau and Associates
1546	3/3/2022	System Generated Check/Voucher	250.00	Matt Trombly
1547	3/3/2022	System Generated Check/Voucher	102.00	Republic Services #696
1548	3/3/2022	System Generated Check/Voucher	1,055.50	Straley Robin Vericker
1553	3/4/2022	Series 2018 FY22 Tax Dist ID 566	6,675.81	Ventana CDD
1549	3/10/2022	System Generated Check/Voucher	3,290.00	Don Harrison Enterprises
1550	3/10/2022	System Generated Check/Voucher	780.00	Neptune Services
1551	3/10/2022	System Generated Check/Voucher	90.00	Spearem Enterprises, LLC

Ventana CDD  
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 3.31.2022

Reconciliation Date: 3/31/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1552	3/10/2022	System Generated Check/Voucher	12,646.00	Cornestone Solution Group
1554	3/17/2022	System Generated Check/Voucher	142.96	Charter Communications
1555	3/17/2022	System Generated Check/Voucher	350.00	Spearem Enterprises, LLC
1556	3/17/2022	System Generated Check/Voucher	732.00	Stantec
1557	3/17/2022	System Generated Check/Voucher	2,343.43	Tampa Electric
CD056	3/18/2022	Return Deposit Item	25.00	
1559	3/24/2022	System Generated Check/Voucher	909.00	Spearem Enterprises, LLC
1560	3/24/2022	System Generated Check/Voucher	729.68	Cornestone Solution Group
1561	3/24/2022	System Generated Check/Voucher	2,240.00	Zebra Cleaning Team, Inc.
			<hr/>	
Cleared Checks/Vouchers			46,172.88	
			<hr/> <hr/>	

Ventana CDD  
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 3.31.2022

Reconciliation Date: 3/31/2022

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
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	25.00	
CHK#622	3/4/2022	Pool Key	50.00	
CR473	3/4/2022	Tax Distribution 3.04.2022	9,511.53	
CR474	3/18/2022	Clubhouse rental - 3.18.2022	200.00	
CR475	3/23/2022	Clubhouse rental 3.23.2022	100.00	
Cleared Deposits			9,986.53	