

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
July 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 7/31/2021
(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)	144,786	0	0	0	0	0	0	144,786
Investment - Revenue 2018 (6000)	0	417,286	0	0	0	0	0	417,286
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	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	0	0	0	0
Investment - Cost of Issuance 2021 (2006)	0	0	0	0	0	0	0	0
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	2,766	0	0	0	0	0	0	2,766
Deposits	75	0	0	0	0	0	0	75
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	152,627	949,861	48,847	24	0	15,679,215	17,655,000	34,485,573
Liabilities								
Accounts Payable	46,453	0	0	0	0	0	0	46,453
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	475	0	0	0	0	0	0	475
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Deposits	1,400	0	0	0	0	0	0	1,400
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

Ventana CDD

Balance Sheet

As of 7/31/2021

(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
Total Liabilities	<u>48,328</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>17,655,000</u>	<u>17,703,328</u>
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	15,679,215	0	15,679,215
Other	<u>43,356</u>	<u>(115,525)</u>	<u>48,847</u>	<u>(377,404)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(400,726)</u>
Total Fund Equity & Other Credits	<u>104,298</u>	<u>949,861</u>	<u>48,847</u>	<u>24</u>	<u>0</u>	<u>15,679,215</u>	<u>0</u>	<u>16,782,245</u>
Total Liabilities & Fund Equity	<u>152,627</u>	<u>949,861</u>	<u>48,847</u>	<u>24</u>	<u>0</u>	<u>15,679,215</u>	<u>17,655,000</u>	<u>34,485,573</u>

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 7/31/2021
(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	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	225	225	0 %
Clubhouse Rental	0	325	325	0 %
Total Revenues	491,916	455,415	(36,501)	(7)%
Expenditures				
Legislative				
Supervisor Fees	4,000	1,200	2,800	70 %
Financial & Administrative				
District Manager	45,000	43,350	1,650	4 %
District Engineer	3,000	625	2,375	79 %
Disclosure Report	8,400	4,200	4,200	50 %
Trustee Fees	8,000	3,457	4,543	57 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	6,500	5,000	1,500	23 %
Postage, Phone, Faxes, Copies	500	3,827	(3,327)	(665)%
Public Officials Insurance	2,475	2,363	112	5 %
Legal Advertising	2,200	4,462	(2,262)	(103)%
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	175	450	(275)	(157)%
Email Hosting Vendor	600	0	600	100 %
Website Maintenance	1,500	1,250	250	17 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	7,000	5,016	1,984	28 %
Electric Utility Services				
Electric Utility Services	100,000	88,297	11,703	12 %
Garbage/Solid Waste Control Services				
Garbage Collection	5,700	1,441	4,259	75 %
Water-Sewer Combination Services				
Water Utility Services	10,000	4,317	5,683	57 %
Other Physical Environment				
Onsite Staffing	20,000	6,667	13,333	67 %
Property & Casualty Insurance	12,000	19,323	(7,323)	(61)%
Aquatic Management Contract	9,912	8,435	1,477	15 %
Entry & Walls Maintenance	1,500	6,351	(4,851)	(323)%
Landscape Maintenance-Contract	171,104	78,385	92,719	54 %
Mulch/Tree Trimming	23,000	28,588	(5,588)	(24)%
Waterway Improvement & Repairs	1,000	35,754	(34,754)	(3,475)%
Plant Replacement & Annuals	10,000	3,420	6,580	66 %
Irrigation Maintenance	5,000	961	4,039	81 %
Pool Maintenance - Contract	14,400	12,319	2,081	14 %
Pool Repairs	1,000	417	583	58 %
Amenity Center Facility Maintenance	5,000	35,598	(30,598)	(612)%
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 7/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Total Expenditures	491,916	412,059	79,857	16 %
Excess of Revenues Over (Under) Expenditures	0	43,356	43,356	0 %
Fund Balance, Beginning of Period	0	60,943	60,943	0 %
Fund Balance, End of Period	0	104,298	104,298	0 %

Ventana CDD
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018
From 10/1/2020 Through 7/31/2021
(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	1,061,856	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	0	58	58	0 %
Total Revenues	<u>1,061,856</u>	<u>1,217,919</u>	<u>156,063</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	0	266,288	(266,288)	0 %
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>(115,525)</u>	<u>(115,525)</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>949,861</u>	<u>949,861</u>	<u>0 %</u>

Ventana CDD

Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2021

From 10/1/2020 Through 7/31/2021

(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>
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	48,847	48,847	0 %
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><u>0</u></u>	<u><u>48,847</u></u>	<u><u>48,847</u></u>	<u><u>0 %</u></u>

Ventana CDD
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018
From 10/1/2020 Through 7/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	8	8	0 %
Total Revenues	0	8	8	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	643,700	(643,700)	0 %
Total Expenditures	0	643,700	(643,700)	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	(377,404)	(377,404)	0 %
Fund Balance, Beginning of Period	0	377,428	377,428	0 %
Fund Balance, End of Period	0	24	24	0 %

Ventana CDD
Statement of Revenues & Expenditures

301 - Capital Projects Fund - Series 2021
From 10/1/2020 Through 7/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	0	0	0	0 %
Expenditures				
Financial & Administrative				
District Manager	0	33,000	(33,000)	0 %
District Engineer	0	6,000	(6,000)	0 %
Trustee Fees	0	5,725	(5,725)	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	77,540	(77,540)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	1,545,650	(1,545,650)	0 %
Total Expenditures	0	1,696,153	(1,696,153)	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	1,696,153	1,696,153	0 %
Total Other Financing Sources	0	1,696,153	1,696,153	0 %
Excess of Revenues Over (Under) Expenditures	0	0	0	0 %
Fund Balance, End of Period	0	0	0	0 %

Ventana CDD
Statement of Revenues & Expenditures

900 - General Fixed Assets
 From 10/1/2020 Through 7/31/2021
 (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	0	15,679,215	13,489,865	0 %

Ventana CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 07/31/21
Reconciliation Date: 7/31/2021
Status: Locked

Bank Balance	145,876.00
Less Outstanding Checks/Vouchers	1,090.00
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	144,786.00
Balance Per Books	<u>144,786.00</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: 07/31/21

Reconciliation Date: 7/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1377	7/22/2021	System Generated Check/Voucher	1,090.00	Zebra Cleaning Team, Inc.
Outstanding Checks/Vouchers			1,090.00	

**Ventana CDD
Reconcile Cash Accounts**

Detail

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

Reconciliation ID: 07/31/21

Reconciliation Date: 7/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1284	3/11/2021	System Generated Check/Voucher	4.31	Jahyra Rivera
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.
1362	7/1/2021	System Generated Check/Voucher	200.00	Adelina Maldonado
1363	7/1/2021	System Generated Check/Voucher	758.89	Water Resource Services
1364	7/1/2021	System Generated Check/Voucher	5,569.95	Meritus Districts
1365	7/8/2021	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1366	7/8/2021	System Generated Check/Voucher	5,000.00	Grau and Associates
1367	7/8/2021	System Generated Check/Voucher	247.50	Straley Robin Vericker
1368	7/8/2021	System Generated Check/Voucher	7,560.00	Cornestone Solution Group
1369	7/15/2021	System Generated Check/Voucher	137.96	Bright House Networks
1370	7/15/2021	System Generated Check/Voucher	200.00	Kaley Hansbrough
1371	7/15/2021	System Generated Check/Voucher	1,230.00	Spearem Enterprises, LLC
1372	7/15/2021	System Generated Check/Voucher	8,922.63	Tampa Electric
1373	7/22/2021	System Generated Check/Voucher	200.00	Abdul Saka
1374	7/22/2021	System Generated Check/Voucher	11,729.00	MHD Communications
1375	7/22/2021	System Generated Check/Voucher	1,040.00	Neptune Services
1376	7/22/2021	System Generated Check/Voucher	750.00	Spearem Enterprises, LLC
Cleared Checks/Vouchers			53,363.16	
			53,363.16	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 07/31/21

Reconciliation Date: 7/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
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	
1985	7/1/2021	Clubhouse Rental - Reyes - 10.02.21	250.00	
19-284019661	7/7/2021	Clubhouse Rental - Hansbrough - 07.10.21	275.00	
2219976020	7/8/2021	Pool Card - Saka - 07.02.21	25.00	
1026	7/14/2021	Clubhouse Rental - Naraharisetti - 09.19.21	200.00	
1027	7/14/2021	Clubhouse Rental - Naraharisetti - 09.19.21	100.00	
147	7/15/2021	Clubhouse Rental - Badri - 08.15.21	50.00	
148	7/15/2021	Clubhouse Rental - Badri - 08.15.21	200.00	
172	7/15/2021	Clubhouse Rental - Jean-Pierre - 09.05.21	275.00	
19-283314817	7/20/2021	Clubhouse Rental - Melo - 08.14.21	50.00	
19-283314818	7/20/2021	Clubhouse Rental - Melo - 08.14.21	200.00	
			<hr/>	
Cleared Deposits			2,200.00	
			<hr/> <hr/>	