

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2022



Inframark LLC
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Ventana CDD

Balance Sheet

As of 5/31/2022
(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 2018	0	0	0	0	0	0	15,635,000	15,635,000
Revenue Bonds Payable - Series 2021	0	0	0	0	0	0	1,710,000	1,710,000
Total Liabilities	<u>11,872</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>17,345,000</u>	<u>17,356,872</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>94,456</u>	<u>4,946</u>	<u>13,259</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>112,661</u>
Total Fund Equity & Other Credits	<u>245,818</u>	<u>954,815</u>	<u>82,077</u>	<u>24</u>	<u>2</u>	<u>15,679,215</u>	<u>0</u>	<u>16,961,951</u>
Total Liabilities & Fund Equity	<u>257,690</u>	<u>954,815</u>	<u>82,077</u>	<u>24</u>	<u>2</u>	<u>15,679,215</u>	<u>17,345,000</u>	<u>34,318,823</u>

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2021 Through 5/31/2022
(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	455,143	2,688	1 %
O&M Assmts-Off Roll	0	35,966	35,966	0 %
Contributions & Donations From Private Sources				
Developer Contributions	39,461	0	(39,461)	(100)%
Other Miscellaneous Revenues				
Miscellaneous	0	325	325	0 %
Clubhouse Rental	0	2,100	2,100	0 %
Total Revenues	491,916	493,534	1,618	0 %
Expenditures				
Legislative				
Supervisor Fees	12,000	2,800	9,200	77 %
Financial & Administrative				
District Manager	45,000	33,600	11,400	25 %
District Engineer	4,500	732	3,768	84 %
Disclosure Report	8,400	9,800	(1,400)	(17)%
Trustee Fees	8,400	2,074	6,326	75 %
Accounting Services	6,750	9,000	(2,250)	(33)%
Auditing Services	6,700	2,558	4,142	62 %
Postage, Phone, Faxes, Copies	500	183	317	63 %
Public Officials Insurance	2,966	2,446	520	18 %
Legal Advertising	2,200	0	2,200	100 %
Bank Fees	250	37	213	85 %
Dues, Licenses, & Fees	175	375	(200)	(114)%
Email Hosting Vendor	300	0	300	100 %
Website Maintenance	1,500	1,000	500	33 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	6,000	4,753	1,247	21 %
Electric Utility Services				
Electric Utility Services	98,500	65,068	33,432	34 %
Garbage/Solid Waste Control Services				
Garbage Collection	4,000	2,581	1,419	35 %
Water-Sewer Combination Services				
Water Utility Services	10,000	1,959	8,041	80 %
Other Physical Environment				
Onsite Staffing	28,000	34,667	(6,667)	(24)%
Property & Casualty Insurance	14,268	19,999	(5,731)	(40)%
Aquatic Management Contract	11,000	13,359	(2,359)	(21)%
Entry & Walls Maintenance	2,355	3,415	(1,060)	(45)%
Landscape Maintenance-Contract	135,000	132,185	2,815	2 %
Mulch/Tree Trimming	23,000	0	23,000	100 %
Plant Replacement & Annuals	10,000	11,206	(1,206)	(12)%
Pond Repair	5,000	0	5,000	100 %
Irrigation Maintenance	5,000	1,130	3,870	77 %
Pool Maintenance - Contract	15,000	8,975	6,025	40 %
Pool Repairs	2,500	10,946	(8,446)	(338)%
Amenity Center Facility Maintenance	14,452	20,164	(5,712)	(40)%
Amenity Center Cleaning & Supplies	5,500	3,287	2,213	40 %
Amenity Center Pest Control	1,200	0	1,200	100 %
Total Expenditures	491,916	398,298	93,618	19 %

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
 From 10/1/2021 Through 5/31/2022
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	0	95,236	95,236	0 %
Fund Balance, Beginning of Period	0	151,362	151,362	0 %
Fund Balance, End of Period	0	246,598	246,598	0 %

Ventana CDD
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018
From 10/1/2021 Through 5/31/2022
(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	1,071,463	10,407	1 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>39</u>	<u>39</u>	<u>0 %</u>
Total Revenues	<u>1,061,056</u>	<u>1,071,502</u>	<u>10,446</u>	<u>1 %</u>
Expenditures				
Debt Service Payments				
Interest	786,056	791,556	(5,500)	(1)%
Principal	<u>275,000</u>	<u>275,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>1,061,056</u>	<u>1,066,556</u>	<u>(5,500)</u>	<u>(1)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>4,946</u>	<u>4,946</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	949,869	949,869	0 %
Fund Balance, End of Period	<u>0</u>	<u>954,815</u>	<u>954,815</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2021
From 10/1/2021 Through 5/31/2022
(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-Off Roll	0	97,694	97,694	0 %
Interest Earnings				
Interest Earnings	0	2	2	0 %
Total Revenues	<u>0</u>	<u>97,696</u>	<u>97,696</u>	<u>0 %</u>
Expenditures				
Debt Service Payments				
Interest	0	49,437	(49,437)	0 %
Principal	0	35,000	(35,000)	0 %
Total Expenditures	<u>0</u>	<u>84,437</u>	<u>(84,437)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>13,259</u>	<u>13,259</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	68,818	68,818	0 %
Fund Balance, End of Period	<u>0</u>	<u>82,077</u>	<u>82,077</u>	<u>0 %</u>

Ventana CDD

Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018

From 10/1/2021 Through 5/31/2022

(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 5/31/2022

(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 5/31/2022
 (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: 5.31.2022

Reconciliation Date: 5/31/2022

Status: Locked

Bank Balance	260,146.05
Less Outstanding Checks/Vouchers	2,881.05
Plus Deposits in Transit	350.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	257,615.00
Balance Per Books	<u>257,615.00</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: 5.31.2022

Reconciliation Date: 5/31/2022

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1577	4/14/2022	System Generated Check/Voucher	200.00	Ryan Motko
1599	5/26/2022	System Generated Check/Voucher	234.61	Water Resource Services
1600	5/26/2022	System Generated Check/Voucher	287.44	Republic Services #696
1601	5/26/2022	System Generated Check/Voucher	1,009.00	Spearem Enterprises, LLC
1603	5/26/2022	System Generated Check/Voucher	1,150.00	Zebra Cleaning Team, Inc.
Outstanding Checks/Vouchers			<u>2,881.05</u>	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 5.31.2022

Reconciliation Date: 5/31/2022

Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR490	5/11/2022	Pool Key 5.11.2022	25.00	
CR489	5/23/2022	Clubhouse Income thru 5.23.2022	225.00	
CHK#1194	5/27/2022	Rental Fee - 5.27.2022	<u>100.00</u>	
Outstanding Deposits			350.00	

**Ventana CDD
Reconcile Cash Accounts**

Detail

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

Reconciliation ID: 5.31.2022

Reconciliation Date: 5/31/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1585	4/28/2022	System Generated Check/Voucher	500.00	BOCC
1586	4/28/2022	System Generated Check/Voucher	292.78	Water Resource Services
1587	4/28/2022	System Generated Check/Voucher	577.15	Chris's Plumbing Service
1588	4/28/2022	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1589	4/28/2022	System Generated Check/Voucher	190.00	Republic Services #696
1590	4/28/2022	System Generated Check/Voucher	1,150.00	Zebra Cleaning Team, Inc.
1591	5/4/2022	System Generated Check/Voucher	125.00	Action Security, Inc.
1592	5/4/2022	System Generated Check/Voucher	328.00	Chris's Plumbing Service
1593	5/4/2022	System Generated Check/Voucher	9,184.33	Inframrk LLC
1594	5/4/2022	System Generated Check/Voucher	910.00	Neptune Services
1595	5/4/2022	System Generated Check/Voucher	1,066.50	Straley Robin Vericker
1596	5/5/2022	Series 2018 FY22 Tax Dist ID 572	1,262.82	Ventana CDD
1597	5/16/2022	System Generated Check/Voucher	142.96	Charter Communications
1598	5/19/2022	System Generated Check/Voucher	10,924.96	Tampa Electric
1602	5/26/2022	System Generated Check/Voucher	21,992.00	Cornestone Solution Group
Cleared Checks/Vouchers			49,472.50	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 5.31.2022

Reconciliation Date: 5/31/2022

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#358	4/18/2022	Club house Rental 4.13 thru 4.18.2022	25.00	
CR483	4/21/2022	Off Roll Distribution 4.21.2022	129,503.67	
CR484	5/5/2022	Tax Distribution 5.05.2022	1,799.23	
CR492	5/16/2022	Rental Fee	<u>50.00</u>	
Cleared Deposits			131,377.90	