

# Ventana Community Development District

Financial Statements  
(Unaudited)

Period Ending  
July 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 7/31/2022

(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)	164,087.00	0.00	0.00	0.00	0.00	0.00	0.00	164,087.00
Investment - Revenue 2018 (6000)	0.00	426,668.00	0.00	0.00	0.00	0.00	0.00	426,668.00
Investment - Interest 2018 (6001)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Sinking 2018 (6002)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Reserve 2018 (6003)	0.00	532,575.00	0.00	0.00	0.00	0.00	0.00	532,575.00
Investment - Construction 2018 (6005)	0.00	0.00	0.00	23.00	0.00	0.00	0.00	23.00
Investment - Amenity 2018 (6006)	0.00	0.00	0.00	1.00	0.00	0.00	0.00	1.00
Investment - Cost of Issuance 2018 (6007)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Revenue 2021 (2000)	0.00	0.00	33,231.00	0.00	0.00	0.00	0.00	33,231.00
Investment - Interest 2021 (2001)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Sinking 2021 (2002)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Reserve 2021 (2003)	0.00	0.00	48,847.00	0.00	0.00	0.00	0.00	48,847.00
Investment - Construction 2021 (2005)	0.00	0.00	0.00	0.00	2.00	0.00	0.00	2.00
Investment - Cost of Issuance 2021 (2006)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Assessments Receivable - Tax Roll	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due From Capital Project	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Items	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid General Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid D & O Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Trustee Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deposits	75.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
Construction Work in Progress	0.00	0.00	0.00	0.00	0.00	15,679,215.00	0.00	15,679,215.00
Amount Avail-Debt Service	0.00	0.00	0.00	0.00	0.00	0.00	1,123,917.00	1,123,917.00
Amount To Be Provided-Debt Service	0.00	0.00	0.00	0.00	0.00	0.00	16,221,083.00	16,221,083.00
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Assets</b>	<b>164,162.00</b>	<b>959,243.00</b>	<b>82,078.00</b>	<b>24.00</b>	<b>2.00</b>	<b>15,679,215.00</b>	<b>17,345,000.00</b>	<b>34,229,724.00</b>
<b>Liabilities</b>								
Accounts Payable	16,212.00	0.00	0.00	0.00	0.00	0.00	0.00	16,212.00
Accounts Payable-Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Retainage Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due To General Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deferred Revenue	(100.00)	0.00	0.00	0.00	0.00	0.00	0.00	(100.00)
Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deposits	(525.00)	0.00	0.00	0.00	0.00	0.00	0.00	(525.00)
Due To Developer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Current Liabilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

(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	0.00	0.00	0.00	0.00	0.00	0.00	15,635,000.00	15,635,000.00
Revenue Bonds Payable - Series 2021	0.00	0.00	0.00	0.00	0.00	0.00	1,710,000.00	1,710,000.00
<b>Total Liabilities</b>	<b>15,587.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>17,345,000.00</b>	<b>17,360,587.00</b>
<b>Fund Equity &amp; Other Credits</b>								
Retained Earnings-All Other Reserves	0.00	958,757.00	68,818.00	24.00	2.00	0.00	0.00	1,027,602.00
Fund Balance-Unreserved	99,233.00	0.00	0.00	0.00	0.00	0.00	0.00	99,233.00
Investment in General Fixed Assets	0.00	0.00	0.00	0.00	0.00	15,679,215.00	0.00	15,679,215.00
Other	49,342.00	486.00	13,260.00	0.00	0.00	0.00	0.00	63,088.00
<b>Total Fund Equity &amp; Other Credits</b>	<b>148,575.00</b>	<b>959,243.00</b>	<b>82,078.00</b>	<b>24.00</b>	<b>2.00</b>	<b>15,679,215.00</b>	<b>0.00</b>	<b>16,869,137.00</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>164,162.00</b>	<b>959,243.00</b>	<b>82,078.00</b>	<b>24.00</b>	<b>2.00</b>	<b>15,679,215.00</b>	<b>17,345,000.00</b>	<b>34,229,724.00</b>

**Ventana CDD**  
**Statement of Revenues Expenditures**  
From 10/1/2021 Through 7/31/2022

001 - General Fund  
(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	452,455.00	453,244.00	789.00	0 %
O&M Assmts-Off Roll	0.00	35,966.00	35,966.00	0 %
Contributions & Donations From Private Sources				
Developer Contributions	39,461.00	0.00	(39,461.00)	(100)%
Other Miscellaneous Revenues				
Miscellaneous	0.00	450.00	450.00	0 %
Clubhouse Rental	0.00	2,625.00	2,625.00	0 %
<b>Total Revenues</b>	<u>491,916.00</u>	<u>492,285.00</u>	<u>369.00</u>	<u>0 %</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	12,000.00	3,400.00	8,600.00	72 %
Financial & Administrative				
District Manager	45,000.00	41,100.00	3,900.00	9 %
District Engineer	4,500.00	732.00	3,768.00	84 %
Disclosure Report	8,400.00	11,200.00	(2,800.00)	(33)%
Trustee Fees	8,400.00	6,223.00	2,177.00	26 %
Accounting Services	6,750.00	10,125.00	(3,375.00)	(50)%
Auditing Services	6,700.00	6,758.00	(58.00)	(1)%
Postage, Phone, Faxes, Copies	500.00	234.00	266.00	53 %
Public Officials Insurance	2,966.00	2,446.00	520.00	18 %
Legal Advertising	2,200.00	1,685.00	515.00	23 %
Bank Fees	250.00	37.00	213.00	85 %
Dues, Licenses, & Fees	175.00	650.00	(475.00)	(271)%
Email Hosting Vendor	300.00	0.00	300.00	100 %
Website Maintenance	1,500.00	1,250.00	250.00	17 %
ADA Website Compliance	1,500.00	0.00	1,500.00	100 %
Legal Counsel				
District Counsel	6,000.00	6,422.00	(422.00)	(7)%
Electric Utility Services				
Electric Utility Services	98,500.00	86,884.00	11,616.00	12 %
Garbage/Solid Waste Control Services				
Garbage Collection	4,000.00	2,813.00	1,187.00	30 %
Water-Sewer Combination Services				
Water Utility Services	10,000.00	2,433.00	7,567.00	76 %
Other Physical Environment				
Onsite Staffing	28,000.00	42,848.00	(14,848.00)	(53)%
Property & Casualty Insurance	14,268.00	19,999.00	(5,731.00)	(40)%
Aquatic Management Contract	11,000.00	18,583.00	(7,583.00)	(69)%
Entry & Walls Maintenance	2,355.00	3,415.00	(1,060.00)	(45)%
Landscape Maintenance-Contract	135,000.00	99,772.00	35,228.00	26 %
Mulch/Tree Trimming	23,000.00	4,620.00	18,380.00	80 %
Plant Replacement & Annuals	10,000.00	11,206.00	(1,206.00)	(12)%
Pond Repair	5,000.00	0.00	5,000.00	100 %
Irrigation Maintenance	5,000.00	6,286.00	(1,286.00)	(26)%
Pool Maintenance - Contract	15,000.00	11,575.00	3,425.00	23 %
Pool Repairs	2,500.00	11,859.00	(9,359.00)	(374)%
Amenity Center Facility Maintenance	14,452.00	22,373.00	(7,921.00)	(55)%

**Ventana CDD**  
**Statement of Revenues Expenditures**  
From 10/1/2021 Through 7/31/2022

Amenity Center Cleaning & Supplies	5,500.00	5,716.00	(216.00)	(4)%
Amenity Center Pest Control	<u>1,200.00</u>	<u>300.00</u>	<u>900.00</u>	<u>75 %</u>
Total Expenditures	<u>491,916.00</u>	<u>442,943.00</u>	<u>48,973.00</u>	<u>10 %</u>

**Ventana CDD**  
**Statement of Revenues Expenditures**  
From 10/1/2021 Through 7/31/2022

*001 - General Fund  
(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>0.00</u>	<u>49,342.00</u>	<u>49,342.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	99,233.00	99,233.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>148,575.00</u>	<u>148,575.00</u>	<u>0 %</u>

**Ventana CDD**  
**Statement of Revenues Expenditures**  
From 10/1/2021 Through 7/31/2022

200 - Debt Service Fund - Series 2018  
(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	1,061,056.00	1,066,995.00	5,939.00	1 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>48.00</u>	<u>48.00</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>1,061,056.00</u>	<u>1,067,042.00</u>	<u>5,986.00</u>	<u>1 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	786,056.00	791,556.00	(5,500.00)	(1)%
Principal	<u>275,000.00</u>	<u>275,000.00</u>	<u>0.00</u>	<u>0 %</u>
<b>Total Expenditures</b>	<u>1,061,056.00</u>	<u>1,066,556.00</u>	<u>(5,500.00)</u>	<u>(1)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>486.00</u>	<u>486.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	958,757.00	958,757.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>959,243.00</u>	<u>959,243.00</u>	<u>0 %</u>

**Ventana CDD**  
**Statement of Revenues Expenditures**  
From 10/1/2021 Through 7/31/2022

201 - Debt Service Fund - Series 2021  
(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-Off Roll	0.00	97,694.00	97,694.00	0 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>3.00</u>	<u>3.00</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>0.00</u>	<u>97,696.00</u>	<u>97,696.00</u>	<u>0 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	0.00	49,437.00	(49,437.00)	0 %
Principal	<u>0.00</u>	<u>35,000.00</u>	<u>(35,000.00)</u>	<u>0 %</u>
<b>Total Expenditures</b>	<u>0.00</u>	<u>84,437.00</u>	<u>(84,437.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>13,260.00</u>	<u>13,260.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	68,818.00	68,818.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>82,078.00</u>	<u>82,078.00</u>	<u>0 %</u>

**Ventana CDD**  
**Statement of Revenues Expenditures**  
 From 10/1/2021 Through 7/31/2022

*300 - Capital Projects Fund - Series 2018*  
*(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>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	24.00	24.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>24.00</u>	<u>24.00</u>	<u>0 %</u>



**Ventana CDD**  
**Statement of Revenues Expenditures**  
 From 10/1/2021 Through 7/31/2022

*301 - Capital Projects Fund - Series 2021*  
*(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>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	2.00	2.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>2.00</u>	<u>2.00</u>	<u>0 %</u>

**Ventana CDD**  
**Statement of Revenues Expenditures**  
 From 10/1/2021 Through 7/31/2022

*900 - General Fixed Assets*  
*(In Whole Numbers)*

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0.00	15,679,215.00	15,679,215.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>15,679,215.00</u>	<u>15,679,215.00</u>	<u>0 %</u>

Ventana CDD  
Reconcile Cash Accounts

*Summary*  
Cash Account: 10101 Cash--Operating Account (Suntrust)  
Reconciliation ID: 07/31/2022  
Reconciliation Date: 7/31/2022  
Status: Locked

Bank Balance	196,245.08
Less Outstanding Checks/Vouchers	32,157.60
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	164,087.48
Balance Per Books	<u>164,087.48</u>
Unreconciled Difference	<u>0.00</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: 07/31/2022  
Reconciliation Date: 7/31/2022  
Status: Locked  
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1634	7/7/2022	System Generated Check/Voucher	8,690.34	Inframrk LLC
1639	7/14/2022	System Generated Check/Voucher	10,748.70	Tampa Electric
1639	7/14/2022	System Generated Check/Voucher	(10,748.70)	Tampa Electric
1642	7/27/2022	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1643	7/27/2022	System Generated Check/Voucher	150.00	Home Team Pest Defense
1644	7/27/2022	System Generated Check/Voucher	1,131.25	MHD Communications
1645	7/27/2022	System Generated Check/Voucher	845.00	Neptune Services
1646	7/27/2022	System Generated Check/Voucher	101.85	Piper Fire Protection
1647	7/27/2022	System Generated Check/Voucher	129.90	Republic Services #696
1648	7/27/2022	System Generated Check/Voucher	1,069.00	Spearem Enterprises, LLC
1649	7/27/2022	System Generated Check/Voucher	999.00	Straley Robin Vericker
1650	7/27/2022	System Generated Check/Voucher	16,152.37	Cornestone Solution Group
1651	7/27/2022	System Generated Check/Voucher	2,062.34	Zebra Cleaning Team, Inc.
1651	7/27/2022	System Generated Check/Voucher	(2,062.34)	Zebra Cleaning Team, Inc.
1652	7/28/2022	System Generated Check/Voucher	<u>2,062.89</u>	Zebra Cleaning Team, Inc.
Outstanding Checks/Vouchers			<u>32,157.60</u>	

Ventana CDD  
Reconcile Cash Accounts

*Detail*  
Cash Account: 10101 Cash--Operating Account (Suntrust)  
Reconciliation ID: 07/31/2022  
Reconciliation Date: 7/31/2022  
Status: Locked  
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1624	6/23/2022	System Generated Check/Voucher	1,450.00	Zebra Cleaning Team, Inc.
1625	6/30/2022	System Generated Check/Voucher	500.00	Board of Conty Commission
1626	6/30/2022	System Generated Check/Voucher	473.96	Water Resource Services
1627	6/30/2022	System Generated Check/Voucher	2,058.00	First Choice Aquatic Weed
1628	6/30/2022	System Generated Check/Voucher	150.00	Home Team Pest Defense
1629	6/30/2022	System Generated Check/Voucher	715.00	Neptune Services
1630	6/30/2022	System Generated Check/Voucher	50.00	Ramesh Maity
1631	6/30/2022	System Generated Check/Voucher	102.00	Republic Services #696
1632	6/30/2022	System Generated Check/Voucher	250.00	Spearem Enterprises, LLC
1633	6/30/2022	System Generated Check/Voucher	670.50	Straley Robin Vericker
1635	7/14/2022	System Generated Check/Voucher	125.00	Action Security, Inc.
1636	7/14/2022	System Generated Check/Voucher	142.96	Charter Communications
1637	7/14/2022	System Generated Check/Voucher	4,200.00	Grau and Associates
1638	7/14/2022	System Generated Check/Voucher	250.00	Spearem Enterprises, LLC
1640	7/14/2022	System Generated Check/Voucher	10,751.70	Tampa Electric
1641	7/21/2022	System Generated Check/Voucher	<u>4,148.38</u>	US Bank
Cleared Checks/Vouchers			<u>26,037.50</u>	

Ventana CDD  
Reconcile Cash Accounts

*Detail*  
Cash Account: 10101 Cash--Operating Account (Suntrust)  
Reconciliation ID: 07/31/2022  
Reconciliation Date: 7/31/2022  
Status: Locked  
Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR498	6/22/2022	Clubhouse Income Thru 6.22.2022	225.00	
CR510	7/11/2022	Clubhouse Income Thru 7.11.2022	<u>225.00</u>	
Cleared Deposits			<u>450.00</u>	