

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 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 9/30/2022

(In Whole Numbers)

	Debt Service Fund -		Debt Service Fund -		Capital Projects		Capital Projects		General Fixed Assets	General Long-Term Debt	Total
	General Fund	Series 2018	Series 2021	Fund - Series 2018	Fund - Series 2021	Fund - Series 2018	Fund - Series 2021				
Assets											
Cash--Operating Account (Suntrust)	98,083.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	98,083.00
Investment - Revenue 2018 (6000)	0.00	426,676.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	426,676.00
Investment - Interest 2018 (6001)	0.00	0.00	0.00	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	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	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	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	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	0.00	0.00	0.00
Investment - Revenue 2021 (2000)	0.00	0.00	33,232.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33,232.00
Investment - Interest 2021 (2001)	0.00	0.00	0.00	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	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	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	0.00	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	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	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	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	0.00	0.00	0.00
Prepaid Items	0.00	0.00	0.00	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	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	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	0.00	0.00	0.00
Deposits	75.00	0.00	0.00	0.00	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	0.00	15,679,215.00	0.00	0.00	0.00	15,679,215.00
Amount Avail-Debt Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,123,917.00	0.00	0.00	1,123,917.00
Amount To Be Provided-Debt Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,221,083.00	0.00	0.00	16,221,083.00
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Assets	98,158.00	959,251.00	82,079.00	24.00	2.00	2.00	15,679,215.00	17,345,000.00	0.00	0.00	34,163,729.00
Liabilities											
Accounts Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable-Other	0.00	0.00	0.00	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	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	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	0.00	0.00	0.00
Deferred Revenue	(100.00)	0.00	0.00	0.00	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	0.00	0.00	0.00
Deposits	(525.00)	0.00	0.00	0.00	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	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	0.00	0.00	0.00

(In Whole Numbers)

	Debt Service Fund -		Debt Service Fund -		Capital Projects		Capital Projects		General Fixed Assets	General Long-Term Debt	Total
	General Fund	Series 2018	Series 2021	Fund - Series 2018	Fund - Series 2021	Fund - Series 2018	Fund - Series 2021				
Revenue Bonds Payable - Series 2018	0.00	0.00	0.00	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	0.00	0.00	0.00	1,710,000.00	1,710,000.00
Total Liabilities	(625.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,345,000.00	17,344,375.00
Fund Equity & Other Credits											
Retained Earnings-All Other Reserves	0.00	958,757.00	68,818.00	24.00	2.00	0.00	0.00	0.00	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	0.00	0.00	0.00	99,233.00
Investment in General Fixed Assets	0.00	0.00	0.00	0.00	0.00	0.00	15,679,215.00	0.00	0.00	0.00	15,679,215.00
Other	(450.00)	494.00	13,260.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,305.00
Total Fund Equity & Other Credits	98,783.00	959,251.00	82,079.00	24.00	2.00	2.00	15,679,215.00	0.00	0.00	0.00	16,819,354.00
Total Liabilities & Fund Equity	98,158.00	959,251.00	82,079.00	24.00	2.00	2.00	15,679,215.00	17,345,000.00	0.00	0.00	34,163,729.00

Ventana CDD
Statement of Revenues Expenditures
From 10/1/2021 Through 9/30/2022

001 - General Fund
(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	452,455.00	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	850.00	850.00	0 %
Clubhouse Rental	0.00	3,000.00	3,000.00	0 %
Total Revenues	<u>491,916.00</u>	<u>493,060.00</u>	<u>1,144.00</u>	<u>0 %</u>
Expenditures				
Legislative				
Supervisor Fees	12,000.00	4,000.00	8,000.00	67 %
Financial & Administrative				
District Manager	45,000.00	44,850.00	150.00	0 %
District Engineer	4,500.00	840.00	3,660.00	81 %
Disclosure Report	8,400.00	11,900.00	(3,500.00)	(42)%
Trustee Fees	8,400.00	6,223.00	2,177.00	26 %
Accounting Services	6,750.00	10,688.00	(3,938.00)	(58)%
Auditing Services	6,700.00	6,758.00	(58.00)	(1)%
Postage, Phone, Faxes, Copies	500.00	749.00	(249.00)	(50)%
Public Officials Insurance	2,966.00	2,446.00	520.00	18 %
Legal Advertising	2,200.00	2,104.00	97.00	4 %
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	1,375.00	125.00	8 %
ADA Website Compliance	1,500.00	0.00	1,500.00	100 %
Legal Counsel				
District Counsel	6,000.00	6,691.00	(691.00)	(12)%
Electric Utility Services				
Electric Utility Services	98,500.00	108,144.00	(9,644.00)	(10)%
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	3,237.00	6,763.00	68 %
Other Physical Environment				
Onsite Staffing	28,000.00	46,181.00	(18,181.00)	(65)%
Property & Casualty Insurance	14,268.00	19,999.00	(5,731.00)	(40)%
Aquatic Management Contract	11,000.00	20,235.00	(9,235.00)	(84)%
Entry & Walls Maintenance	2,355.00	3,585.00	(1,230.00)	(52)%
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	6,607.00	(1,607.00)	(32)%
Pool Maintenance - Contract	15,000.00	13,875.00	1,125.00	8 %
Pool Repairs	2,500.00	11,859.00	(9,359.00)	(374)%
Amenity Center Facility Maintenance	14,452.00	33,620.00	(19,168.00)	(133)%

Ventana CDD
Statement of Revenues Expenditures
From 10/1/2021 Through 9/30/2022

Amenity Center Cleaning & Supplies	5,500.00	7,997.00	(2,497.00)	(45)%
Amenity Center Pest Control	<u>1,200.00</u>	<u>450.00</u>	<u>750.00</u>	<u>63 %</u>
Total Expenditures	<u>491,916.00</u>	<u>493,510.00</u>	<u>(1,594.00)</u>	<u>(0)%</u>

Ventana CDD
Statement of Revenues Expenditures
From 10/1/2021 Through 9/30/2022

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>(450.00)</u>	<u>(450.00)</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>98,783.00</u>	<u>98,783.00</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues Expenditures
From 10/1/2021 Through 9/30/2022

200 - Debt Service Fund - Series 2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
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>56.00</u>	<u>56.00</u>	<u>0 %</u>
Total Revenues	<u>1,061,056.00</u>	<u>1,067,050.00</u>	<u>5,994.00</u>	<u>1 %</u>
Expenditures				
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>
Total Expenditures	<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>494.00</u>	<u>494.00</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>959,251.00</u>	<u>959,251.00</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues Expenditures
From 10/1/2021 Through 9/30/2022

201 - Debt Service Fund - Series 2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
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>
Total Revenues	<u>0.00</u>	<u>97,697.00</u>	<u>97,697.00</u>	<u>0 %</u>
Expenditures				
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>
Total Expenditures	<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>82,079.00</u>	<u>82,079.00</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues Expenditures
From 10/1/2021 Through 9/30/2022

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 9/30/2022

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 9/30/2022

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: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked

Bank Balance	109,407.38
Less Outstanding Checks/Vouchers	11,324.28
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	98,083.10
Balance Per Books	<u>98,083.10</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: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1673	9/1/2022	System Generated Check/Voucher	200.00	Ryan Motko
1684	9/21/2022	System Generated Check/Voucher	8,986.58	Inframrk LLC
1686	9/21/2022	System Generated Check/Voucher	1,150.00	Zebra Cleaning Team, Inc.
1687	9/30/2022	System Generated Check/Voucher	120.00	CorLin Services LLC
1688	9/30/2022	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1689	9/30/2022	System Generated Check/Voucher	<u>41.70</u>	Piper Fire Protection
Outstanding Checks/Vouchers			<u>11,324.28</u>	

Ventana CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1655	8/11/2022	System Generated Check/Voucher	40.00	Affordable Backflow Test
1665	8/28/2022	System Generated Check/Voucher	765.00	Action Security, Inc.
1666	8/28/2022	System Generated Check/Voucher	260.00	CorLin Services LLC
1667	8/28/2022	System Generated Check/Voucher	150.00	Home Team Pest Defense
1668	8/28/2022	System Generated Check/Voucher	455.80	Neptune Services
1669	8/28/2022	System Generated Check/Voucher	129.90	Republic Services #696
1670	9/1/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1671	9/1/2022	System Generated Check/Voucher	200.00	Nicholas J. Dister
1672	9/1/2022	System Generated Check/Voucher	7,820.15	Rooms To Go
1674	9/8/2022	System Generated Check/Voucher	125.00	Action Security, Inc.
1675	9/8/2022	System Generated Check/Voucher	620.00	Water Resource Services
1676	9/8/2022	System Generated Check/Voucher	36.25	MHD Communications
1677	9/8/2022	System Generated Check/Voucher	108.00	Stantec
1678	9/8/2022	System Generated Check/Voucher	268.45	Straley Robin Vericker
1679	9/8/2022	System Generated Check/Voucher	1,150.00	Zebra Cleaning Team, Inc.
1680	9/15/2022	System Generated Check/Voucher	142.96	Charter Communications
1681	9/15/2022	System Generated Check/Voucher	10,771.14	Tampa Electric
1682	9/21/2022	System Generated Check/Voucher	184.18	Water Resource Services
1683	9/21/2022	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1685	9/21/2022	System Generated Check/Voucher	<u>1,069.00</u>	Spearem Enterprises, LLC
Cleared Checks/Vouchers			<u>25,321.83</u>	

Ventana CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR520	9/16/2022	Sept Clubhouse Deposit	<u>350.00</u>	
Cleared Deposits			<u>350.00</u>	