

Ventana Community Development District

Board of Supervisors

Juan Carlos Reyes Chairman
MaryJo Alford-Roberson, Vice Chairperson
Le Carl Lockley, Assistant Secretary
Kelly Trimmers, Assistant Secretary
Ademimi Olowoyo, Assistant Secretary

Rick Reidt, District Manager
Kathryn Hopkinson, District Counsel
Tonja Stewart, District Engineer
Gary Schwartz, Field Manager
Frank Franko, Onsite

Regular Meeting Agenda

Tuesday, September 11, 2023, at 6:00 p.m.

The Regular Meetings of the **Ventana Community Development District** will be held on **Tuesday, September 11, 2023, at 6:00 p.m. at The Ventana Clubhouse, at 11101 Ventana Groves Boulevard, Riverview, Florida 33578.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

All cellular phones and pagers must be turned off during the meeting:

Join Zoom <https://zoom.us/j/91336127741?pwd=UmFhR0Nkem96WUJkUkppci9hZjVIUT09>

Meeting ID: 913 3612 7741

Passcode: 103058

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.

3. DISTRICT ENGINEER/EROSION DISCUSSIONTab 01

- i. Ratification of Change Order 1 – Erosion
- ii. Resident Educational Information

4. YELLOWSTONE LANDSCAPE IMPROVMENTS Tab 02

5. BUSINESS ITEMS

- A. Consideration of Resolution on Spending Authority Tab 03
- B. Consideration of WIFI Extenders and Access Points Tab 04
- C. Consideration of Card Reader Access Restrooms Tab 05
- D. Consideration of Addendum Adding Water Table 10 to Aquatics Agreement Tab 06
- E. Consideration of Water Table 10 Clean up Tab 07
- F. Consideration of Voice Down Monitored Surveillance Tab 08
- G. Consideration of Screening Pickle Ball Courts Tab 09
- H. Consideration of Holiday Lighting Tab 10
- I. General Matters of the District

6. CONSENT AGENDA

- A. Consideration of Board of Supervisors of the Regular Meeting August 08, 2023Tab 11
- B. Consideration of Operation and Maintenance Expenditures June-July 2023 Tab 12
- C. Review of Financial Statements Month Ending July 31, 2023,.....Tab 13

7. STAFF REPORTS

- A. District Counsel
- B. District ManagerTab 14
 - i. Discussion on Aeration Need for Quotes
 - ii. Discussion on Community Center Fencing
 - iii. Discussion on Security vs. Staffing - Voice Down
 - iv. Action Item

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. ADJOURNMENT

Sincerely,

District Office

Inframark
2005 Pan Am Circle Suite 300
Tampa, Florida 33607
(813) 873 – 7300

Meeting Location:

The Ventana Clubhouse
11101 Ventana Groves Boulevard
Riverview, Florida 33578



PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order # 2023-1 Date August 18, 2023

"Stantec" Stantec Consulting Services, Inc.
Stantec Project # 215613307
777 S. Harbour Island Blvd., Suite 600
Tampa, FL 33602
Ph: (813) 223-9500
email: tonja.stewart@stantec.com

Client Ventana CDD
Client Project # 221238
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Ph: (813) 397-5120
email: brian.lamb@merituscorp.com

Project Name and Location: Ventana CDD (Tampa, FL)

In accordance with the original Professional Services Agreement dated 12 March 2019 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

Change Order #2023-1 to be added to Task 2023 (FY 2023 Budget)

Total fees this Change Order	\$	1,000.00
Original agreement amount	\$	4,500.00
Change Order Number	\$	-
Change Order Number	\$	-
Change Order Number	\$	-
Change Order Number	\$	-
Total Agreement	\$	5,500.00

Effect on Schedule: None

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

Stantec Consulting Services, Inc.

Ventana CDD

Tonja L. Stewart, P.E.
Print Name and Title
Signature
Date Signed: August 18, 2023

Rick L. Reidt - DM
Print Name and Title
Signature
Date Signed: 8/01/2023

Rick Reidt

From: Stewart, Tonja <Tonja.Stewart@stantec.com>
Sent: Friday, September 1, 2023 12:53 PM
To: Rick Reidt
Subject: FW: Ventana CDD - CO#2023-1

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

From: Carlos de la Ossa <cdlossa@eisenhowerpropertygroup.com>
Sent: Tuesday, August 29, 2023 9:40 PM
To: Stewart, Tonja <Tonja.Stewart@stantec.com>; Bryan Radcliff <Bryan.Radcliff@Inframark.com>
Subject: Re: Ventana CDD - CO#2023-1

Approved

Get [Outlook for iOS](#)

From: Stewart, Tonja <Tonja.Stewart@stantec.com>
Sent: Tuesday, August 29, 2023 7:17:43 PM
To: Bryan Radcliff <Bryan.Radcliff@Inframark.com>
Cc: Carlos de la Ossa <cdlossa@eisenhowerpropertygroup.com>
Subject: FW: Ventana CDD - CO#2023-1

[***External***]

Can we get this approved?

Thank you.

Tonja

From: Nurse, Vanessa <Vanessa.Nurse@stantec.com>
Sent: Friday, August 18, 2023 5:15 PM
To: Stewart, Tonja <Tonja.Stewart@stantec.com>
Subject: RE: Ventana CDD - CO#2023-1

See attached.

From: Stewart, Tonja <Tonja.Stewart@stantec.com>
Sent: Friday, August 18, 2023 2:43 PM

To: Nurse, Vanessa <Vanessa.Nurse@stantec.com>

Subject: Ventana

Need a \$1000 change order

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Caution: This email originated from outside of Stantec. Please take extra precaution.

Attention: Ce courriel provient de l'extérieur de Stantec. Veuillez prendre des précautions supplémentaires.

Atención: Este correo electrónico proviene de fuera de Stantec. Por favor, tome precauciones adicionales.

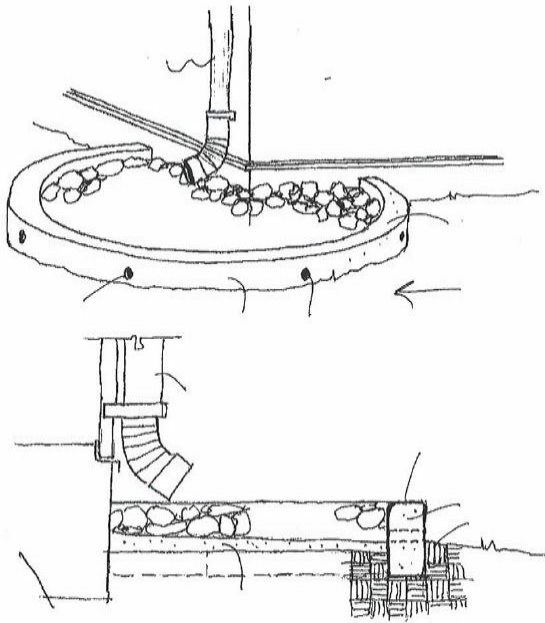
STORMWATER POND SLOPE EROSION

The slopes of the community's stormwater ponds must be maintained with proper vegetation in order to control and prevent *erosion*, or loss of the soil. Erosion of the slopes can be extremely expensive to repair and can sometimes also add unwanted sediment to the water that can negatively affect the water quality in the pond. In addition, eroded banks make it difficult to access and maintain the ponds and unchecked erosion may cause damage to the properties of homeowners next to the affected pond.

The slopes are susceptible to erosion due to

- wave action in the ponds
- the normal fluctuation of the groundwater levels between the rainy and dry seasons
- direct discharge of water from roofs or drains, such as through a roof downspout, a pool overflow pipe, or a water conditioner outflow pipe, that is very concentrated and can carry away soil in its path
- direct discharges from pool drains and water conditioners that contain chemicals such as chlorine or salt that can kill the grass and/or plants that keep the soil in place
- lack of grass and/or plants since vegetation helps keep the soil in place.

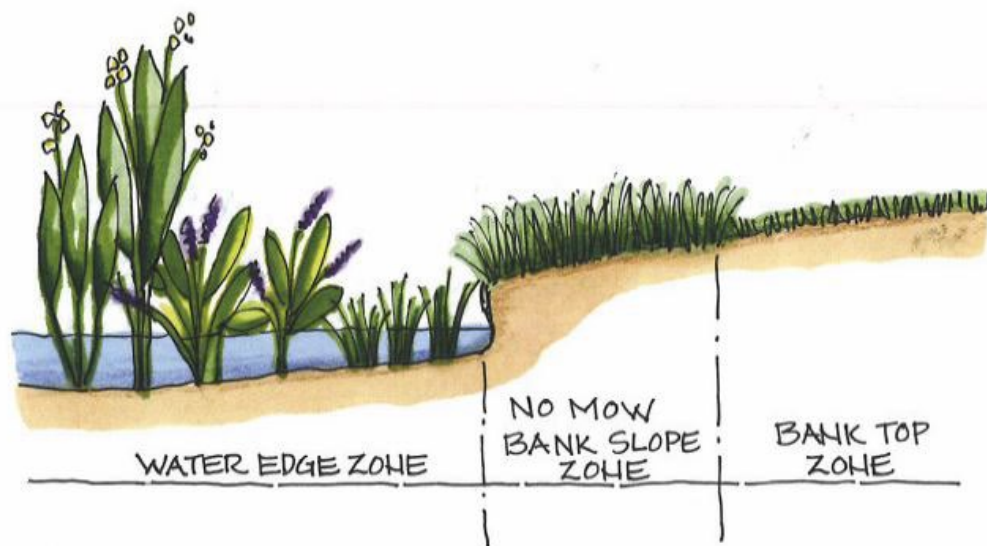
Discharges of water from roofs, pools, and water conditioners can significantly damage pond berms and slopes due to the quality of the water and the concentrated flow of water. Residents who have, or plan to create, a concentrated discharge of water must contact the CDD office to discuss ways to reduce the erosion potential. One way to avoid a concentrated discharge is shown in the illustration below:



It is also very important for vegetation to be established and maintained, on both private and CDD properties, within the pond berms and slopes so that bare soil doesn't lead to erosion. Any aquatic plants that the CDD may plant along the pond slopes should be protected to help stabilize the pond slope along and below the grass line and normal water level.

The District (CDD) performs regular inspections of the ponds to assess their conditions and identify any areas that have eroded or show potential for erosion. These areas are then scheduled for appropriate maintenance.

The CDD is implementing a new pond slope maintenance program in 2017 in accordance with guidelines from the University of Florida/IFAS Environmental Horticulture Department's Center for Landscape Conservation and Ecology. The program will use a Moderate to Gentle Slope with a cut bank for the ponds. Turf is planted to the water's edge and a no-mow zone will be established around the perimeter of the ponds. The no-mow strip will be groomed appropriately by the district's landscape maintenance company and will be left taller than a lawn. Homeowners must not mow, nor allow their landscape companies to mow, in the no-mow zone as this interferes with the proper functioning of the system. The following illustration provides more detail:





Proposal #325618

Date: 06/26/2023

From: Josh Hamilton

Proposal For

Ventana CDD

c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

main: 813-873-7300
mobile: 813-523-1709
heather.dilley@inframark.com

Location

11101 Ventana Groves Blvd.
Riverview, FL 33578

Property Name: Ventana CDD

Palm Removal and Stump Grind

Terms: Net 30

We Propose Removing and Stump Grinding the four dead palms on property.

After removal we will stump grind each stump.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Palm Removal and Stump Grind	4.00	\$430.000	\$1,720.00

Client Notes



Signature

x

SUBTOTAL	\$1,720.00
SALES TAX	\$0.00
TOTAL	\$1,720.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Josh Hamilton

Office:

jhamilton@yellowstonelandscape.com



Proposal #325665

Date: 06/26/2023

From: Josh Hamilton

Proposal For

Ventana CDD

c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

main: 813-873-7300
mobile: 813-523-1709
heather.dilley@inframark.com

Location

11101 Ventana Groves Blvd.
Riverview, FL 33578

Property Name: Ventana CDD

Bougainvillea Replacement

Terms: Net 30

We Propose Removing Dead Pink Bougainvillea from entrance shown in the picture below and install new 3gal in there place.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
3gal Pink Bougainvillea	30.00	\$35.000	\$1,050.00
Installation	10.00	\$59.000	\$590.00

Client Notes



Signature

x

SUBTOTAL	\$1,640.00
SALES TAX	\$0.00
TOTAL	\$1,640.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Josh Hamilton

Office:

jhamilton@yellowstonelandscape.com



Proposal #325564

Date: 06/26/2023

From: Josh Hamilton

Proposal For

Ventana CDD
c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

main: 813-873-7300
mobile: 813-523-1709
heather.dilley@inframark.com

Location

11101 Ventana Groves Blvd.
Riverview, FL 33578

Property Name: Ventana CDD

Sod Installation on Blvd

Terms: Net 30

We Propose removing the groundcover around the palm trees, grading the area, and installing St Augustine Sod. We will Install Mulch around each Palm tree to make a tree ring.

In each Section we will remove the drip line and install a 6inch pop ups on each side to ensure proper water coverage.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Sod Installation	3500.00	\$1.340	\$4,690.00
Irrigation Installation	22.00	\$73.000	\$1,606.00
Irrigation Fittings	100.00	\$3.150	\$315.00
6 inch pop up and spray nozzle	48.00	\$25.500	\$1,224.00
General Labor	3.00	\$58.000	\$174.00
Mulch	14.00	\$10.000	\$140.00

Client Notes



Signature

X

SUBTOTAL	\$8,149.00
SALES TAX	\$0.00
TOTAL	\$8,149.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Josh Hamilton

Office:

jhamilton@yellowstonelandscape.com



Proposal #325644

Date: 06/26/2023

From: Josh Hamilton

Proposal For

Ventana CDD

c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

main: 813-873-7300
mobile: 813-523-1709
heather.dilley@inframark.com

Location

11101 Ventana Groves Blvd.
Riverview, FL 33578

Property Name: Ventana CDD

Tree Replacement

Terms: Net 30

We Propose Removing The Dead Live Oak Tree and Installing a New 30gal Live Oak Tree in its place We will stake the tree and install a mulch tree ring.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Installation	3.00	\$59.000	\$177.00
30 Live Oak Tree	1.00	\$550.000	\$550.00
Tree Staking	1.00	\$38.000	\$38.00
Mulch	1.00	\$10.500	\$10.50
Client Notes			



Signature

x

SUBTOTAL	\$775.50
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SALES TAX	\$0.00
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TOTAL	\$775.50
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Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Josh Hamilton

Office:

jhamilton@yellowstonelandscape.com

Rick Reidt

From: Rick Reidt
Sent: Thursday, July 13, 2023 2:34 PM
To: Mahar, Brian
Cc: Gary Schwartz; Josh Hamilton (jhamilton@yellowstonelandscape.com); Kathryn Hopkinson; Angie Grunwald; Bryan Radcliff; Monica Alvarez; Torres, Aysha
Subject: RE: Ventana

Brian,

I have inspected the property twice since our conversation on the phone. I agree with Mr. Schwartz that with over four months improvements are not showing. Turf weeds are out of control, bed weeds are out of control. Weeds growing through plant material. Mulch is only missing in a few areas those areas still need maintenance. I stand with his statement below.

I would like to emphasize that this email serves as a notice that both Inframark and the resident board members of Ventana expect and deserve full compliance with all obligations specified within the maintenance contract. Maintaining the property's curb appeal is a vital aspect of our agreement, and it is imperative that we address these concerns promptly.

Considering the current landscape conditions, I am not able to approve any plant material replacements until the basic needs of the community under the agreement are obtained.

This email serves as a notice to cure with review at the upcoming meeting of the Board of Supervisors Meeting.

The Board of Supervisors (the “**Board**”) of the Ventana Community Development District (the “**District**”) meeting on August 8, 2023, at 4:30 p.m. at the Ventana Clubhouse at 11101 Ventana Groves Boulevard Riverview, FL 33578.

This issue will be a part of the agenda. At this time under current conditions the management team is prepared to suggest the Board go to bid on landscape. That will be a final decision of the Board of Supervisors.

Please work hard to improve these conditions. I know Mr. Schwartz has requested the account manager be replaced without any response from Yellowstone Landscaping upper management.

Best regards,

Rick L. Reidt | District Manager



2005 Pan Am Circle Ste 300 | Tampa, FL 33607
(O) 813.873.7300 ext. 105 | (M) 813-955-0050 | rick.reidt@inframark.com | www.inframarkims.com

Customercare@inframark.com

All invoices should be emailed directly to inframark@avidbill.com

To maintain compliance with the Florida Sunshine Amendment, please do not reply globally to this notification. Any questions should be to the sending party only or to the District Office at (813) 873-7300.

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From: Mahar, Brian <bmahar@yellowstonelandscape.com>

Sent: Tuesday, July 11, 2023 3:08 PM

To: Rick Reidt <Rick.Reidt@Inframark.com>

Subject: RE: Ventana

Hi Rick,

It was nice to talk you over the phone, I also look forward to meeting you onsite. This is my email, please feel free to reach out and let me know if you have any questions or need anything.

813-404-7811

Thank You!

Brian Mahar | Branch Manager

Tampa North - Yellowstone Landscape

30319 Commerce Drive, San Antonio, FL 33576

Ph: 813.223.6999 | www.yellowstonelandscape.com

From: Hamilton, Josh <jhamilton@yellowstonelandscape.com>

Sent: Tuesday, July 11, 2023 1:24 PM

To: Mahar, Brian <bmahar@yellowstonelandscape.com>

Subject: FW: Ventana

From: Rick Reidt <Rick.Reidt@Inframark.com>

Sent: Tuesday, July 11, 2023 1:22 PM

To: Hamilton, Josh <jhamilton@yellowstonelandscape.com>; Gary Schwartz <Gary.Schwartz@Inframark.com>

Cc: MacWilliam, James <jmacwilliam@yellowstonelandscape.com>; Souers, Jon <jsouers@yellowstonelandscape.com>

Subject: RE: Ventana

This Message Is From an External Sender

This message came from outside your organization.

Josh,

Yellowstone acquired this property assuming responsibility on March 1st. You have now been onsite four and a half months and we have seen little progress and what I see as the reverse direction on fertility and weed control. Yes, it takes more than a month, but proper resource utilization should have it looking much better. This is now a 100% resident-controlled board, and I am meeting with the chair this week. I know from the last meeting which I attended by conference call the board is not happy with the landscape. I would take this warning seriously. I am now the District Manager in control of Ventana and I will be onsite today doing a drive through.

Best regards,

Rick L. Reidt | District Manager



2005 Pan Am Circle Ste 300 | Tampa, FL 33607

(O) 813.873.7300 ext. 105 | (M) 813-955-0050 | rick.reidt@inframark.com | www.inframarkims.com

Customercare@inframark.com

All invoices should be emailed directly to inframark@avidbill.com

To maintain compliance with the Florida Sunshine Amendment, please do not reply globally to this notification. Any questions should be to the sending party only or to the District Office at (813) 873-7300.

The information contained in this electronic message is confidential, proprietary and intended for the use of the owner of the e-mail address listed as the recipient of this message. If you are not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure, dissemination, distribution, copying of this communication, or unauthorized use is strictly prohibited and subject to prosecution to the fullest extent of the law. If you are not the intended recipient, please delete this electronic message and do not act upon, forward, copy or otherwise disseminate it or its contents

From: Hamilton, Josh <jhamilton@yellowstonelandscape.com>

Sent: Monday, July 10, 2023 9:21 AM

To: Gary Schwartz <Gary.Schwartz@Inframark.com>

Cc: Rick Reidt <Rick.Reidt@Inframark.com>

Subject: RE: Ventana

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

Good Morning Gary,

We have been putting a lot of extra time and attention to Ventana to try and get the property in shape. As you know the place was in shambles when we took over. The Irrigation was not working properly, the weeds in all beds were atrocious, bushes had not been trimmed, grasses were not cut back, and any type of fertilization to plant and turf looked to be nonexistent. To get a property in shape from something like this takes time. A one time clean up to expedite the process was proposed, however we were told this was not an option so it has had to be done in contract. I hope the New Board understands the status of the property when we took over and that it takes time to correct. Some stuff can be corrected in a month, but other things take much longer.

The last report I sent you was two weeks ago to the day today. You told me you wanted reports bi-weekly. That puts me right on track with reporting. Below is the Monthly Irrigation Report for June

Service Proposal Link: http://files.tapigo.com/e761c930-ee33-4238-a1ff-11a572c4939a/proposal/dae108bc-5199-49eb-8287-d339aabc6692/7dddbf53-d974-4a0a-bd07-e7013ea501e0/Ventana_CDD.html

Typically, when we take over a property, if there is an irrigation map(as built) it is provided to us by district management that shows valve locations, well Locations, Shut-off, Etc.. but that was not given to us when we started. We have had to search and find all the information on the system. This took us a lot longer to get taken care of with no guidance or maps. I can't provide a map to you of the irrigation, as we do not have one.

I hope we can work together on getting this property where it needs to be as well. I think if we are both able to educate the board on the issues and how we are correcting them they should be understanding.

Josh Hamilton
Account Manager
Yellowstone Landscape
jhamilton@yellowstonelandscape.com
Cell: 813-469-2571



From: Gary Schwartz <Gary.Schwartz@Inframark.com>
Sent: Friday, July 7, 2023 6:16 PM
To: Hamilton, Josh <jhamilton@yellowstonelandscape.com>
Cc: Rick Reidt <Rick.Reidt@Inframark.com>
Subject: Ventana

This Message Is From an External Sender

This message came from outside your organization.

Hello Josh ,

I hope this email finds you well. I wanted to address some concerns that have been brought to my attention regarding the curb appeal of the property. I had the opportunity to visit the site yesterday,

and it was disheartening to observe the current state of the property. The property is now under full resident board, and the board members have expressed deep concern about the property's curb appeal, particularly in relation to the overgrown weeds and the overall fertility of the plants, trees, and turf.

In our previous communication, I had requested a condition report from you along with time-stamped pictures. Unfortunately, I have not yet received this report, and the last report I received was dated 06/26. It is crucial for us to have updated reports to assess the progress and identify any areas that require immediate attention. Moreover, I have also not received the June monthly irrigation report. Therefore, I kindly request you to send me the June irrigation report as soon as possible.

I would like to emphasize that this email serves as a notice that both Inframark and the resident board members of Ventana expect and deserve full compliance with all obligations specified within the maintenance contract. Maintaining the property's curb appeal is a vital aspect of our agreement, and it is imperative that we address these concerns promptly.

Furthermore, I would appreciate it if you could provide me with the irrigation zone map, including the watering times. Additionally, I would like to know how many pumps are currently being used and whether we are utilizing well or reclaimed water.

I understand that maintaining a property of this scale can be challenging, but it is crucial that we work together to address these concerns and ensure that the property meets the standards set forth in our maintenance contract. Your cooperation in promptly addressing these matters will be greatly appreciated.

Thank you for your attention to this matter.

Respectfully,

Gary

Sent from my iPhone

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RESOLUTION 2023-____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF VENTANA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT MANAGER TO DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS.

WHEREAS, Ventana Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) determines that for purposes of administrative accounting necessity, the following resolution is in the best interest of the District and is necessary for the conduct of District business.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF VENTANA COMMUNITY DEVELOPMENT DISTRICT THAT:

1. **Section 1.** Board hereby authorizes the District Manager to disburse District funds for payment of invoices which meet all of the following requirements:
 - a. The invoices must be due on or before the next scheduled meeting of the Board of Supervisors.
 - b. The invoice must be for continuing goods or services pursuant to a contract or agreement authorized by the Board of Supervisors.
 - c. The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.
 - d. The invoice amount will not cause payments to exceed the adopted budget of the District.
2. **Section 2.** The Board hereby authorizes the District Manager to approve the disbursement of funds for non-continuing expenses which are required for the repair, control, or maintenance of a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets up to \$2,500.00, and up to \$5,000.00 with approval from the Chair of the Board of Supervisors.
3. **Section 3.** Any payment made pursuant to this Resolution shall be submitted to the Board of Supervisors at the next scheduled meeting, approved, and ratified.
4. **Section 4.** This Resolution shall become effective immediately upon its adoption.

PASSES AND ADOPTED THIS 8TH DAY OF AUGUST, 2023.

Attest:

**Ventana
Community Development District**

Name: _____
Title: Secretary/Assistant Secretary

Name: _____
Title: Chair of the Board of Supervisors

We have prepared a quote for you



AP Install

Quote # Q004254 Version 1

Prepared for:

Ventana CDD



P: 813-948-0202 E: amanda.lebbing@mhdit.com W: www.MHDcommunications.com

Thursday, August 03, 2023

Ventana CDD
Rick Reidt
11101 Ventana Grove Blvd
Riverview , FL 33578
rick.reidt@inframark.com

Dear Rick,

We appreciate the opportunity to provide you with a solution! Unparalleled quality and customer service is the foundation of our business and the focus of our teams.

MHD Communications takes pride in our solution-oriented business by offering a total technology solution for your business. Our offerings extend to IT Managed Services, Network Security, Audio Visual, Access Control, Surveillance, Security, Phone Systems, Low Voltage Cabling and Fiber Services. Should you ever need a solution in one of these areas, please do not hesitate to reach out. We at MHD Communications want to make your business just that much more successful and we are looking forward to assisting you in doing so very soon!

Thank you for taking the time to review my proposal. It has been my pleasure to provide you with a solution for your technology needs. If I can answer any additional questions or provide you with more details please give me a call.

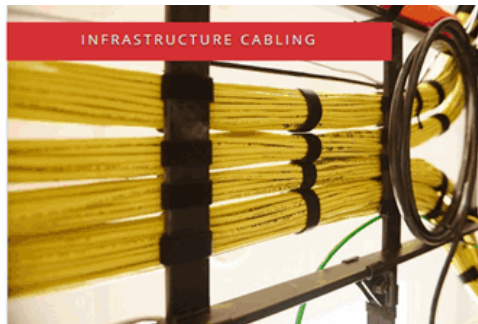
Best Regards,

A handwritten signature in black ink, appearing to read 'A. Lebbing', is positioned above a horizontal line.



Amanda Lebbing
Account Manager
MHD Communications

ABOUT MHD COMMUNICATIONS

Established in 2003, MHD Communications specializes in providing high-quality total technology solutions for small and medium sized businesses. Our commitment to excellence and providing impeccable customer service is what sets apart from our competitors and our exponential growth over the last few decades has secured us as one of Tampa Bay's premier technology providers, keeping pace with the rapid changes in the technology world. Our highly trained local staff provides around-the-clock top-notch service that you can depend upon for years to come. Fully licensed, bonded and insured, MHD Communications exists to provide the highly responsive technology support system to clients who require a superior level of quality and reliability.



HARDWARE

Product Details	Qty
Fortinet FortiAP FAP-231F 802.11ax 1.73 Gbit/s Wireless Access Point - 2.40 GHz, 5 GHz - MIMO Technology - 2 x Network (RJ-45) - Gigabit Ethernet - 17 W - Ceiling Mountable, Wall Mountable, Rail-mountable 	1
Fortinet FortiAP FAP-234F 802.11ax 1.73 Gbit/s Wireless Access Point - 2.40 GHz, 5 GHz - MIMO Technology - 2 x Network (RJ-45) - Gigabit Ethernet - 15.50 W - Ceiling Mountable, Wall Mountable, Rail-mountable, Desktop, Pole-mountable 	1
Cisco Business CBS250-16P-2G Smart Switch 16 Port GE PoE 2x1G SFP	1
Subtotal: \$2,026.56	

SCOPE OF WORK

Procure and Install (2) wireless access points

- Install (1) Fortinet 231F inside of clubhouse area
- Install (1) Fortinet 234F outside covered pool deck area
- Pull cat6 drop to each AP

Procure and Install (1) Cisco 8 port POE switch

Connect switch to existing Fortinet firewall

Netops to program APs and switch to integrate into existing network and be available during install to verify connectivity of APs

There is an existing rack in maintenance closet to rack switch



P: 813-948-0202 E: amanda.lebbing@mhdit.com W: www.MHDcommunications.com

PAYMENT OPTIONS

CASH CONTRACT

Deposit: Due within five business days of signed proposal. Parts will not be ordered and project will not be scheduled until deposit is received in full.

Parts: 80%

Labor: 50%

Remaining Balance: Due within five business days of completion.

Progress Billing: For projects that last more than 30 days, MHD Communications reserves the right to send a monthly progress bill for labor that has been completed.

MHD Communications accepts cash, check and all major credit cards. A link to pay with a credit card will be provided with the invoice for the deposit.

FINANCE CONTRACT

MHD Communications offers 36 month, 48 month and 60 month options for financing.

If you are interested in financing your project, please request financing options from your sales engineer.

ACCEPTANCE OF CONTRACT

The undersigned hereby agrees to purchase the above equipment in accordance with the terms and conditions stated on this agreement. Until accepted and signed by an officer of seller at its principal office, this agreement shall not become effective and shall not constitute a binding contract. Pricing included on this proposal is valid for fifteen days from initial presentation.



P: 813-948-0202 E: amanda.lebbing@mhdit.com W: www.MHDcommunications.com

AP Install



Prepared by:
MHD Communications
Amanda Lebbing
813-948-0202 ext 8827
Fax 813-699-5001
amanda.lebbing@mhdit.com

Prepared for:
Ventana CDD
11101 Ventana Grove Blvd
Riverview, FL 33578
Rick Reidt
rick.reidt@inframark.com

Quote Information:
Quote #: Q004254
Version: 1
Delivery Date: 08/03/2023
Expiration Date: 08/31/2023

Quote Summary

Description	Amount
HARDWARE	\$2,026.56
SERVICES	\$1,775.00
Total:	\$3,801.56

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

MHD Communications

Ventana CDD

Signature: _____

Name: Amanda Lebbing

Title: Account Manager

Date: 08/03/2023

Signature: _____

Name: Rick Reidt

Date: _____

ACTION SECURITY, INC.
 1505 MANOR RD
 ENGLEWOOD, FL 34223
 Sales@ActionSecurityFL.com

Estimate



ADDRESS
Ventana Groves CDD Ventana Groves CDD c/o Meritus Corp 2005 Pan Am Circle, Suite 300 Tampa, Fl 33607

ESTIMATE #	DATE	EXPIRATION DATE
3423a	07/20/2023	07/31/2023

ACTIVITY	QTY	RATE	AMOUNT
Service Add 2 bathroom doors at to the existing card reader access system. This includes labor and equipment to install: 2 - door locks 2 - card readers 2 - tracker circuit boards, per door 1 - required wiring and power supplies, as needed. We will reuse existing power if existing power cannot be used. Additional charges may apply. Customer would like to go with Electric strikes at the doors. This may require a door hardware company to allow for this type of installation.	1	5,975.00	5,975.00
note This may or may not require working with a locksmith to change door handle type, not included in our scope.	1	0.00	0.00

Estimate good for 30 days.

TOTAL

\$5,975.00

Actual labor required may vary depending on site conditions.

FL Contractor ES12001404

Accepted By

Accepted Date

**ADDENDUM #1 TO THE
AQUATIC MANAGEMENT AGREEMENT**

This Addendum #1 to the Aquatic Management Agreement (this “**Addendum**”), is made and entered into as of July 25, 2023, by and between **Ventana Community Development District** (the “**District**”), and **First Choice Aquatic Weed Management, LLC**, a Florida limited liability company (the “**Contractor**”) whose mailing address is 6536 Pinecastle Boulevard, Suite A, Orlando, Florida 32809.

RECITALS

WHEREAS, the District and the Contractor entered into the Aquatic Management Agreement dated May 1, 2019 (the “**Agreement**”), which is fully incorporated herein by this reference and is attached hereto as **Exhibit A**; and

WHEREAS, the District and the Contractor desire to add an additional service to the Scope of Work; and

WHEREAS, the District and the Contractor each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

1. The additional areas and services to be provided by the Contractor are specified as Pond 10 in **Exhibit B** attached hereto.
2. An updated Scope of Services is attached hereto as **Exhibit C**.

IN WITNESS WHEREOF the undersigned have executed this Addendum effective as of the date written above.

**First Choice Aquatic Weed Management,
LLC, a Florida Limited Liability Company,**

**Ventana
Community Development District**

Name: _____
Title: _____

Name: _____
Title: Chair of the Board of Supervisors

AQUATIC MANAGEMENT AGREEMENT

This Aquatic Management Agreement (the "**Agreement**") is entered into as of the 1st day of May, 2019, between the **Ventana Community Development District**, whose mailing address is c/o Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "**District**") and **First Choice Aquatic Weed Management, Inc.**, a Florida limited liability company, whose mailing address is 6536 Pinecastle Boulevard, Suite A, Orlando, Florida 32809 (the "**Contractor**").

BACKGROUND INFORMATION

The District is responsible for the operation and maintenance of the ponds within the boundaries of the District. The Contractor provides pond monitoring and maintenance services and the District desires to retain the Contractor to provide pond monitoring and maintenance services as described in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
2. **Term of this Agreement.** This Agreement shall commence on May 1, 2019 and end on April 30, 2020. At the end of the initial term, the Agreement shall automatically renew for the same term and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
3. **Termination.** Either party may terminate this Agreement without cause with thirty (30) days written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.
4. **Scope of Services.** The Contractor shall perform the specific water management services described in **Exhibit A** attached hereto for the District's ponds as depicted in **Exhibit B** attached hereto. Additionally, Contractor shall perform a minimum of six (6) inspections per month during November through April and a minimum of (7) inspections per month during May through October, with treatment as required. A total of nine (9) ponds currently have beneficial aquatic plants and shall be maintained by the Contractor.
5. **Compensation.** The District agrees to compensate the Contractor for the work described above in the amount of eight hundred twenty six dollars (\$826.00) per month. Each month the Contractor shall submit an invoice for the work performed the previous month. The District shall pay the Contractor within thirty (30) days of receipt of the invoice.

6. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment.
7. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
8. **Responsibilities of the Contractor.**
- I. The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder.
 - II. The Contractor shall carry commercial general liability insurance of no less than \$2,000,000. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a thirty-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.
 - III. Contractor agrees to indemnify, defend and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising as a result of the negligence of the Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor shall acknowledge the same in writing. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
9. **Responsibilities of the District.** The District shall inform Contractor of any and all work areas that are required mitigation sites in which desirable plants have been or are to be

installed. The District agrees to provide Contractor with copies of mitigation permits, site plans, and plant species relating to contracted work areas.

10. **Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 397-5120, OR BY EMAIL AT DEBBY.NUSSEL@MERITUSCORP.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

11. **Controlling Law.** This Agreement shall be governed under the laws of the State of Florida with venue in Hillsborough County, Florida.
12. **Enforcement of Agreement.** Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
13. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
14. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
15. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each

deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

16. **Notice.** In the event that the Contractor or the District undergoes a change in address, notification to the other party shall be made by first class mail. Written instructions including the new address and telephone number will be enclosed in the notification. Contractor shall notify the District in writing of any water use restrictions or pertinent information after treatment.
17. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
18. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

**First Choice Aquatic Weed
Management, LLC**
a Florida corporation


Eric V. Inman
Manager

**Ventana
Community Development District**


Jeff Hills
Chair of the Board of Supervisors

EXHIBIT A



First Choice Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Suite A
Orlando, Florida 32809

Ventana Community Development District

c/o

Meritus Corp

04/01/2019 – 03/31/2020

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

Debby Nussel (813) 397-5120 Ext. 324 debby.nussel@merituscorp.com

FC agrees to maintain the following waterway(s)/treatment area(s):

(9) waterways associated with Ventana

- Initial startup charge	\$ N/A
- Shoreline grass and brush control (lake)	\$ 826.00 (monthly)
- Submersed and floating vegetation control	\$ Included
- Additional treatments as required by AWC	\$ Included
- A monthly report of all waterways treated	\$ Included

Total monthly investment **\$ 826.00**

Scheduled treatments will be provided monthly (approximately once every 30 days)

First Choice Aquatic Weed Control maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, watercraft liability, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

Tad Roman

**First Choice
Aquatic Weed Management, LLC**

EXHIBIT B

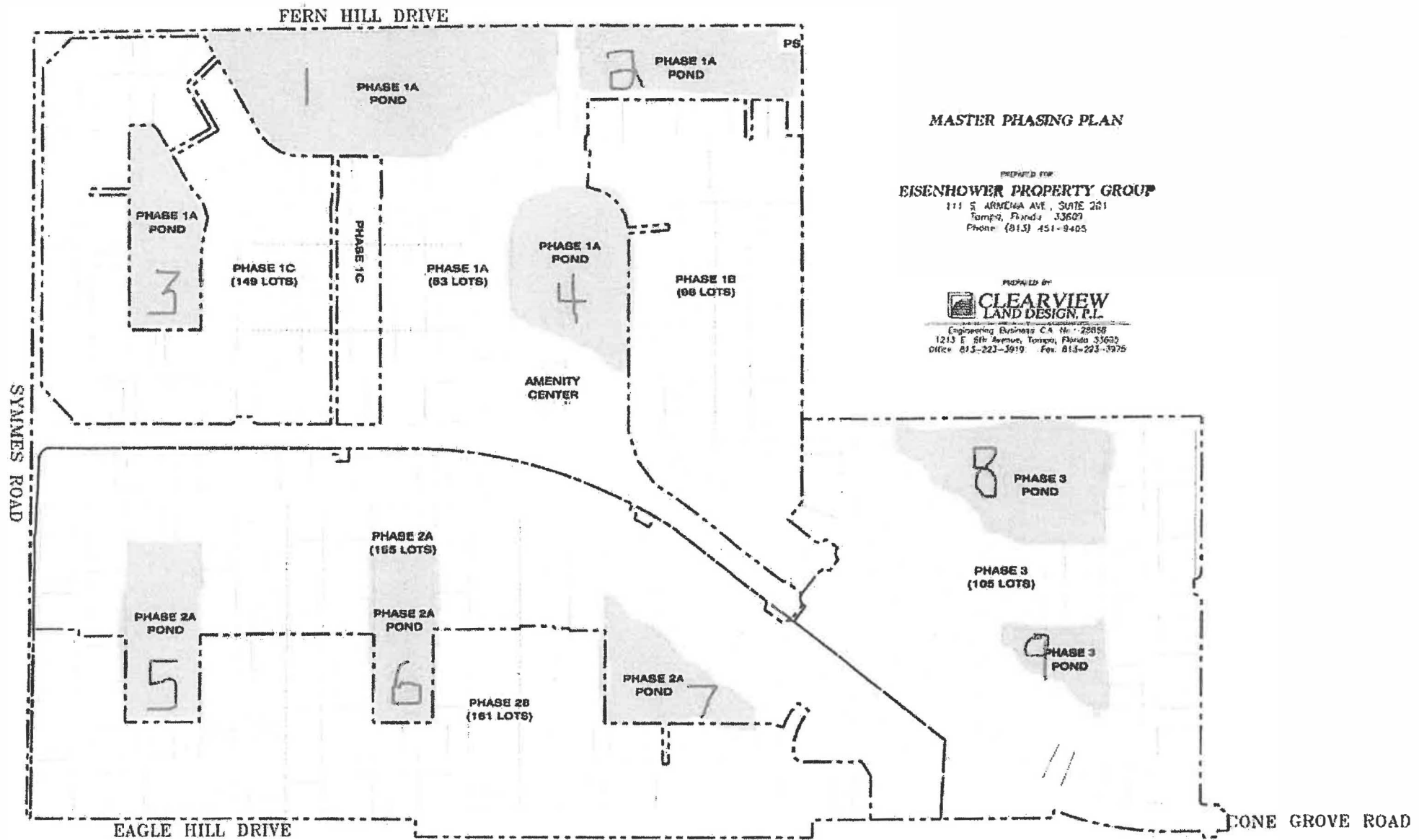


EXHIBIT "B"





First Choice Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Suite A
Orlando, Florida 32809

THIS ADMENDMENT TO THE ORIGINAL AGREEMENT made the date set forth below, by and between **FIRST CHOICE Aquatic Weed Management, LCC**. Hereinafter called "**FC**", and

Ventana
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Rick Reidt 813-955-0050 Rick.Reidt@inframark.com

07/19/2023 – 07/18/2024

Hereinafter called "**CUSTOMER**". The parties hereto agree as follows:

FC agrees to maintain the following waterway(s)treatment area(s) in accordance with the terms and conditions of this agreement.

Customer agrees to pay **FC** in the following amount and manor:

(10) waterways associated with Ventana

- Addition of new pond #10	\$ 95.00 (monthly)
- Shoreline grass and brush control (lake)	\$ 826.00 (monthly)
- Submersed and floating vegetation control	\$ Included
- Additional treatments as required by AWC	\$ Included
- A monthly report of all waterways treated	\$ Included

Total monthly investment **\$ 921.00**

Scheduled treatments will be provided monthly (approximately once every 30 days)

Payments for this service will be in equal and consecutive monthly installments, each due within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

First Choice Aquatic Weed Control maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, watercraft liability, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Tad Roman
First Choice
Aquatic Weed Management, LLC

Customer's Signature Title

Print Signature Date

Memorandum

August 15, 2023

TO: Ventana CDD Board
FROM: Rick L. Reidt, District Manager
SUBJECT: Water Table 10 Clean Up

Morning Rick,

I attached the proposal to clean-out the new pond of cattails & decaying shrubs. Please review, sign, and return when you're ready for us to proceed. If you have any questions or concerns, feel free to contact me.



All the best,

**Tad Roman**

Business Development

Phone: 1-800-543-6694

Mobile: 407-402-3309

Email: Troman@aquaticweedcontrol.net

6536 Pinecastle Blvd.

Suite A

Orlando, FL 32809

www.aquaticweedcontrol.net

Table 10, located at the southwest corner of the new expansion to Ventana was assumed for maintenance on this table on Jul 19th, 2023. We have reached out to Lennar Homes to see if they may assist in funding however they will not.

New mapping of Water Tables and quote follow this memo.





Vantana

Stage Canyon Dr
Beverly Hills, FL

(10) ponds

2: 494, Ft 6.25ac
3: 523, Ft 2.27ac
4: 587, Ft 2.55ac
5: 1,403, Ft 3.16ac
6: 1,529, Ft 2.83ac
7: 1,403, Ft 2.55ac
8: 1,403, Ft 1.85ac
9: 1,785, Ft 3.75ac
10: 534, Ft .87ac
10: (NEW POND) 879, Ft 1.81ac

Contact: Rick Reed
813-955-0050
Rick.Reed@earthlink.net





First Choice Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Suite A
Orlando, Florida 32809

THIS ADMENDMENT TO THE ORIGINAL AGREEMENT made the date set forth below, by and between **FIRST CHOICE Aquatic Weed Management, LCC**. Hereinafter called "**FC**", and

Ventana pond clean-out
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Rick Reidt 813-955-0050 Rick.Reidt@inframark.com

08/15/2023

Hereinafter called "**CUSTOMER**". The parties hereto agree as follows:

FC agrees to chemically treat the vegetation with EPA approved herbicide returning 8 -10 days later when the root systems are dead to hand cut and remove the cattails and decaying vegetation along the shoreline. All large debris will be disposed of off the premises.

Customer agrees to pay **FC** in the following amount and manor:

Total investment **\$ 11,340.00**

Payments for this service will be due within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

First Choice Aquatic Weed Control maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, watercraft liability, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Tad Roman
First Choice
Aquatic Weed Management, LLC

Customer's Signature Title

Print Signature Date

WWW.AFFORDABLELOCK.COM

TAMPA - BRANDON - CLEARWATER - CLERMONT - ALTAMONTE SPRINGS - OCALA - THE VILLAGES

THE VENTANA CDD

PROPOSAL SUBMITTED TO:

Rick Reidt

AFFORDABLE

LOCK & SECURITY SOLUTIONS

"Locksmiths & Security Integrators"



MANAGEMENT TEAM

KEN KUPFERMAN, CML CPS

PRESIDENT

813-232-7600

KEN@AFFORDABLELOCK.COM



SKIP LUDLAM, CRL

GENERAL MANAGER

813-232-7600

SKIP@AFFORDABLELOCK.COM

DENNIS BOGUS

AREA MANAGER - TAMPA BAY

813-232-7600

DENNIS.B@AFFORDABLELOCK.COM

JEFF LYON

AREA MANAGER - OCALA/VILLAGES

352-629-0497

JEFF.L@AFFORDABLELOCK.COM

LANI STANNARD

AREA MANAGER - OCALA/VILLAGES

352-629-0497

LANI.S@AFFORDABLELOCK.COM

JORDAN LUDLAM

PROJECT MANAGER - TAMPA BAY

813-232-7600

JORDAN.L@AFFORDABLELOCK.COM

JUAN RODRIGUEZ

PROJECT MANAGER - OCALA/VILLAGES

352-454-8662

JUAN.R@AFFOREDBABLELOCK.COM

PARRISH DANIELS

PROJECT MANAGER - ORLANDO

407-260-2727

PARRISH.D@AFFORDABLELOCK.COM



ABOUT US

AFFORDABLE LOCK & SECURITY IS A "FULL-SERVICE LOCKSMITH & SECURITY COMPANY" WHICH CONSTANTLY STRIVES TO PROVIDE OUR CUSTOMERS WITH THE BEST QUALITY MECHANICAL AND ELECTRONIC SECURITY PRODUCTS AND SERVICES AT COMPETITIVE PRICES, WHILE MAINTAINING A CONSISTENTLY HIGHER LEVEL OF CUSTOMER SERVICE THAN ANY OF OUR COMPETITORS. THIS IS ACCOMPLISHED BY EMPLOYING TRAINED TECHNICIANS, PROVIDING THEM WITH SOLID SUPPORT TO PROVIDE A CUSTOMER EXPERIENCE THAT IS SECOND TO NONE.

HEADQUARTERED IN TAMPA, FL, AFFORDABLE LOCK AND SECURITY SOLUTIONS HAS BEEN THE LEADER IN CENTRAL FLORIDA SINCE 1970. STARTED AS AFFORDABLE LOCK & KEY, WE HAVE TRANSFORMED FROM A TRADITIONAL LOCKSMITH COMPANY TO AN INTEGRATOR OF ELECTRONIC ACCESS CONTROL, SECURITY CAMERAS, SAFES, DOOR LOCKS AND HARDWARE, AS WELL AS PATENT-PROTECTED KEY CONTROL OPTIONS.

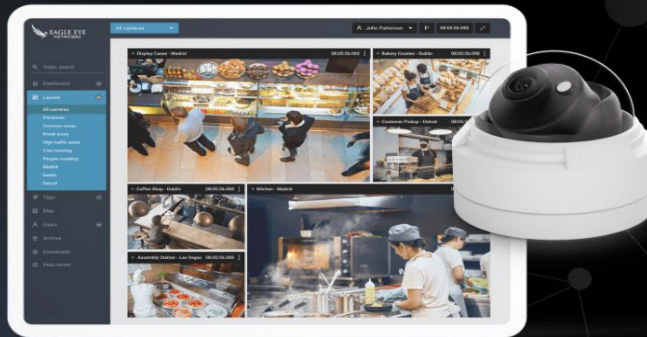
AFFORDABLE BELIEVES IN CONTINUING EDUCATION FOR OUR TECHNICIANS. THIS KEEPS US INFORMED OF THE LATEST TECHNOLOGY WHICH ALLOWS US TO PROVIDE INNOVATIVE SECURITY SOLUTIONS FOR OUR CUSTOMERS.

AFFORDABLE LOCK AND SECURITY SOLUTIONS HAS STORES IN TAMPA, BRANDON, PINELLAS, ORLANDO, OCALA, AND THE VILLAGES. HAVING 7 LOCATIONS THROUGHOUT WEST, CENTRAL, AND NORTH FLORIDA ALLOWS US TO SERVICE OUR CUSTOMERS FASTER AND BE A TRUE LEADER IN SECURING CENTRAL FLORIDA.



Eagle Eye Cloud Video Management System

Transform Your Video Surveillance System into a Critical Business Intelligence Platform



KNOW MORE THAN EVER BEFORE

Business Intelligence and Operational Improvements

Using smart data captured by your VMS enables you to gain visibility across your business, react swiftly to opportunities, and improve overall processes and performance.

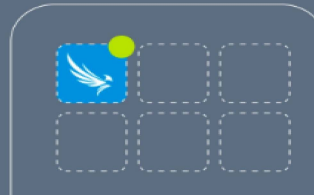


ARTIFICIAL INTELLIGENCE

The Eagle Eye Cloud VMS learns what is the norm for your business, so you can cut through the noise and focus on what matters most.

ALERTS AND NOTIFICATIONS

Know the status of your business at all times with real-time motion alerts. Create unlimited, personalized detection areas for each camera and receive warnings when they go offline or are vandalized.

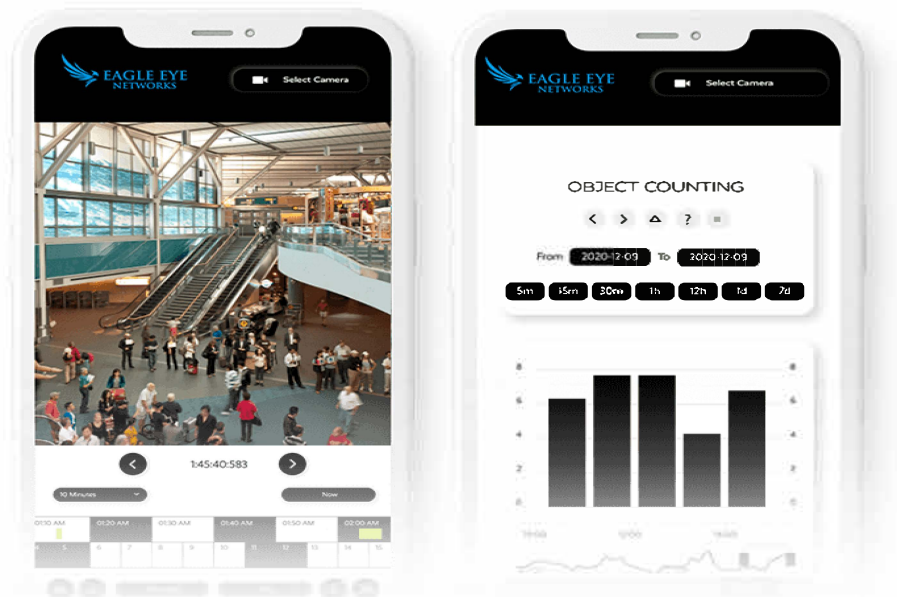


BE EVERYWHERE AT ONCE

Small Device, Infinite Visibility

See your entire world, on the go, from any mobile or laptop device. No matter where you are or what time of day it is, you can view live cloud video, search historic video, adjust camera settings, email videos, and more.

[Learn More](#)



THE EAGLE EYE BRIDGE

Sleek Look, Small Footprint, High Performance

Get full featured, cyber secure video recording locally and in the cloud while overcoming network demands of transmitting video through the internet. The Eagle Eye Bridge implements security measures both on premises and in the cloud transmission to ensure video is secure and encrypted with the highest reliability.



High Availability Data Centers

Ultra secure, ultra reliable data centers for cloud video surveillance

The equipment used for this cloud video surveillance system is independently dual-powered, ventilated, and air-conditioned (HVAC). The fault-tolerant site infrastructure has electrical power storage and distribution facilities with expected availability of 99.995%. We're talking serious reliability and redundancy for your cloud video surveillance data.



Intelligent Bandwidth Management™

Making Cloud Video Surveillance work with your Internet

Eagle Eye has developed Intelligent Bandwidth Management™ technology in its cloud security camera system to deal with the reality of limited bandwidth. Earlier, cloud video surveillance systems faced challenges with bandwidth consumption, but Eagle Eye's unique and multi-layered bandwidth management technology means the system works with both small and large cloud security camera installations, regardless of your Internet.

Automatic Camera Detection

Configure your cloud video cameras with a single click

Connecting cloud video surveillance cameras is simple, regardless of your onsite appliance. The Eagle Eye Bridges automatically detect your cloud video cameras and configure the network appropriately. It takes a single click to add a camera. The resolution, frame rate, and codec of these cloud security cameras are automatically set based on the camera profile.



Complete Privacy Encryption™

Eagle Eye's Complete Privacy Encryption™ eliminates the security vulnerabilities commonly found in other systems. There are no open ports to the Internet, and video is fully encrypted during transmission and at rest – making evidence tampering impossible.

Flex Storage™ Technology

Customers who use a CMVR have the Eagle Eye Cloud-Premise Flex Storage™ option, allowing them to choose where their video is stored. No longer limited to the confines of onsite hardware, customers can now store some or all of their video in the cloud or on the local device.

Flexible Camera Choices

The Eagle Eye Security Camera VMS supports both IP and Analog cameras. All Bridges and CMVRs are compatible with IP cameras. Select models also support analog cameras. Eagle Eye works with most ONVIF cameras, giving customers the flexibility of hundreds of camera manufacturers and thousands of models.

Multiple Locations Made Simple

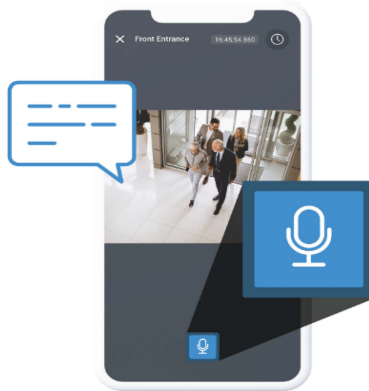
Customers with more than one location may view video from multiple locations on a single device. They can even create layouts that show video from different locations on the same screen. For example, they could choose to view all cash registers at the same time, even if the stores are scattered across the country.

REMOTE AUDIO COMMUNICATION

Talk Down

Communicate remotely through your business surveillance system with Talk Down from Eagle Eye Networks.

REQUEST DEMO



SEE SOMETHING AND SAY SOMETHING

Live Remote Audio

Immediately alert employees at any location about safety and security incidents, make public address announcements, and protect property by warning trespassers and loiterers.

Eagle Eye Networks Talk Down is a cloud-based one-way audio feature that allows you to remotely communicate using the [Eagle Eye VMS](#) (video management system).

Combine True Cloud video surveillance with Talk Down communication to improve situational awareness, security, and operations.

There are uses for Talk Down for customers in virtually every industry, including multi-family residences, hotels, restaurants, retail, schools, hospitals, parking, and storage facilities.



COMMUNICATE WARNINGS

Keep staff and visitors informed and immediately communicate live warnings during critical incidents.



MITIGATE SECURITY THREATS

Remotely warn suspicious individuals to deter security and liability threats like trespassing and loitering.



MANAGE CROWDS

Make public address announcements to control crowds and direct groups to desired locations.



IMPROVE BUSINESS OPERATIONS

Alert staff to business and staffing needs in real time to improve customer experience.


Eagle Eye Networks AI Video Analytics

Smart Video Surveillance with Advanced Video Analytics

IMPROVE SECURITY • OPTIMIZE BUSINESS

Eagle Eye Networks Video Analytics Features

Eagle Eye Networks smart video analytics features improve security and transform a video surveillance system into a tool for business optimization. Powerful artificial intelligence combined with cloud-based video retention automatically detect security risks and send alerts, freeing business owners and operators to focus on other aspects of their business. Data from video analytics can be used to make informed business decisions by monitoring customer trends and patterns.



Video Analytics Available From Eagle Eye Networks



Line Crossing



Intrusion Detection



Object Counting



Loitering



Camera Tampering



License Plate Recognition

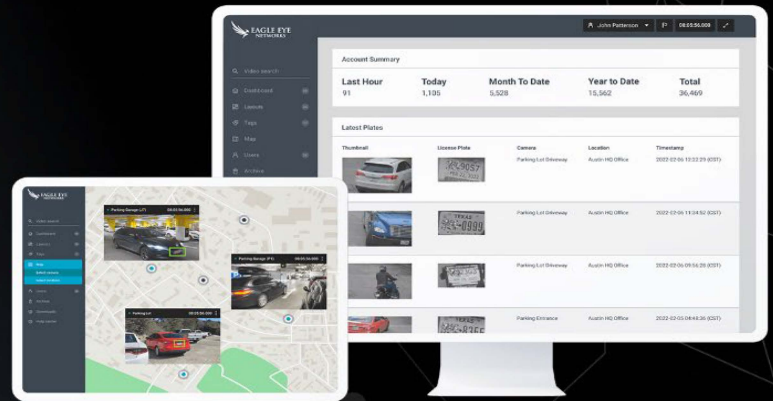
SCAN TO LEARN MORE



AFFORDABLE, FLEXIBLE, ACCURATE LICENSE PLATE
RECOGNITION SYSTEM

Eagle Eye LPR – License Plate Recognition System

Eagle Eye License Plate Recognition System (LPR) is an AI-powered, cloud-managed, highly accurate license plate recognition technology that works with any surveillance camera in all kinds of challenging conditions – increasing business security and efficiency while lowering costs.



PROTECT YOUR BUSINESS AND ENHANCE THE CUSTOMER EXPERIENCE

Application Areas for License Plate Recognition System

Designed for easy setup and management, Eagle Eye LPR brings the power of license plate recognition to more businesses and organizations than ever before.





The screenshot shows the Eagle Eye Networks interface. On the left is a sidebar with navigation options: Video Search, Layouts, Tags, Map, Users, API Keys, and Archive. The main area displays a search bar with the text 'Woman with handbag'. Below the search bar, there are two video thumbnails. The first thumbnail shows a woman walking in a hallway, with a large green play button overlaid. The second thumbnail shows a person in a hallway. Both thumbnails have timestamps and file names at the bottom.

FREE AND READY TO USE

See How Smart Video Search Works

All Eagle Eye users get this powerful AI enhancement for free without any changes to their installations as a new feature in the Eagle Eye Cloud VMS (video management system). Easily enable real time alerts and use data to measure events, simplifying security and improving business operations.

[LEARN MORE](#)

The image shows an aerial view of a parking lot. A blue pickup truck is parked in a space, and it is highlighted by a yellow rectangular bounding box. Above the truck, there is a search bar with the text 'Blue Truck' and a magnifying glass icon. Below the search bar, there is a text overlay that reads 'SEARCH FOR PEOPLE, VEHICLES, AND OBJECTS' and 'Fast, Easy, Accurate Results'. Below this text, there is a paragraph: 'Stop wasting time scrubbing through hours of surveillance video. Search your cloud surveillance video the same way you search the web and reliably find the exact video you're looking for.' At the bottom of the text overlay, there is a green button that says 'LEARN MORE'.

Blue Truck

SEARCH FOR PEOPLE, VEHICLES, AND OBJECTS

Fast, Easy, Accurate Results

Stop wasting time scrubbing through hours of surveillance video. Search your cloud surveillance video the same way you search the web and reliably find the exact video you're looking for.

[LEARN MORE](#)

EAGLE EYE SYSTEMS					
QTY	PRODUCT DESCRIPTION	PICTURE	PRICE	REQUIRED	
14	EAGLE EYE 4 MP BULLET CAMERA WITH IR W/ MOUNT		\$395.00	\$ 5,530.00	
1	AXIS NETWORK SPEAKER		\$560.00	\$ 560.00	
1	EAGLE EYE 5MP PTZ CAMERA W/ MOUNT		\$929.00	\$ 929.00	CABANA AREA
1	EAGLE EYE SHELF-MOUNT BRIDGE 306+ . SUPPORTS 25 IP CAMERAS AND AT LEAST 2 DAYS OF ON PREMISE BUFFERING. REQUIRED FOR LPR		\$1,498.50	\$ 1,498.50	

O	EAGLE EYE COMBINATION ANALOG/IP RACK MOUNT 310 BRIDGE. SUPPORTS 8 ANALOG CAMERAS OR 16 IP CAMERAS AND AT LEAST 2 DAYS OF ON PREMISE BUFFERING.		\$898.50	\$	-	
O	EAGLE EYE COMBINATION ANALOG/IP RACK MOUNT 410 BRIDGE. SUPPORTS 16 ANALOG CAMERAS OR 32 IP CAMERAS AND AT LEAST 2 DAYS OF ON PREMISE BUFFERING. REQUIRED FOR LPR		\$1,498.50	\$	-	
O	WIRELESS NETWORK BRIDGE (PAIR)		\$525.00	\$	-	
O	WIRE		\$-	\$	-	
O	FAN COOLED NEMA ENCLOSURE		\$600.00	\$	-	
1	NETWORK SWITCH		\$849.00	\$	849.00	
O	CONDUIT, MOULDINGS, AND MISCELLANEOUS FITTINGS		\$-	\$	-	
MATERIALS TOTAL				\$		9,366.50

INSTALLATION SCOPE OF WORK

QTY	SERVICE DESCRIPTION	PRICE	REQUIRED	
1	LABOR TO INSTALL & PROGRAM CAMERAS	\$ 4,500.00	\$ 4,500.00	
INSTALLATION TOTAL			\$	4,500.00

CLOUD RECORDING SERVICE (PER CAMERA - BILLED MONTHLY. FIRST MONTH INCLUDED IN PROPOSAL TOTAL)					
QTY	SERVICE DESCRIPTION		PRICE	REQUIRED	
0	EAGLE EYE HD1 MONTHLY CLOUD RECORDING SERVICE - \$20 PER MONTH PER CAMERA - INCLUDES 7 DAYS OF RETENTION AT 1MP RESOLUTION AND FREE IOS/ANDROID APP, REQUIRES AUTOPAY ENROLLMENT. INCLUDES SERVICE AGREEMENT FOR A MINIMUM OF 36 MONTHS		\$20.00	\$ -	
0	EAGLE EYE HD2 MONTHLY CLOUD RECORDING SERVICE - \$25 PER MONTH PER CAMERA - INCLUDES 7 DAYS OF RETENTION IN 2MP RESOLUTION AND FREE IOS/ANDROID APP, REQUIRES AUTOPAY ENROLLMENT. INCLUDES SERVICE AGREEMENT FOR A MINIMUM OF 36 MONTHS.		\$25.00	\$ -	
0	EAGLE EYE HD3 MONTHLY CLOUD RECORDING SERVICE - \$27 PER MONTH PER CAMERA - INCLUDES 7 DAYS OF RETENTION AT 3MP RESOLUTION AND FREE IOS/ANDROID APP, REQUIRES AUTOPAY ENROLLMENT. INCLUDES SERVICE AGREEMENT FOR A MINIMUM OF 36 MONTHS		\$27.00	\$ -	
14	EAGLE EYE HD4 MONTHLY CLOUD RECORDING SERVICE - \$29 PER MONTH PER CAMERA - INCLUDES 7 DAYS OF RETENTION AT 4MP RESOLUTION AND FREE IOS/ANDROID APP, REQUIRES AUTOPAY ENROLLMENT. INCLUDES SERVICE AGREEMENT FOR A MINIMUM OF 36 MONTHS		\$29.00	\$ 406.00	
1	EAGLE EYE HD5 MONTHLY CLOUD RECORDING SERVICE - \$31 PER MONTH PER CAMERA - INCLUDES 7 DAYS OF RETENTION AT 5MP RESOLUTION AND FREE IOS/ANDROID APP, REQUIRES AUTOPAY ENROLLMENT. INCLUDES SERVICE AGREEMENT FOR A MINIMUM OF 36 MONTHS		\$31.00	\$ 31.00	
15	1 WEEK RETENTION UPGRADE TO 2 WEEKS - PER CAMERA - AS NEEDED		\$5.00	\$ 75.00	
0	LICENSE PLATE RECOGNITION PACKAGE - PER CAMERA PER MONTH		\$45.00	\$ -	
CAMERA ANALYTICS OPTIONS - (PER CAMERA - BILLED MONTHLY. FIRST MONTH INCLUDED IN PROPOSAL TOTAL)					
0	LINE CROSSING		\$3.00	\$ -	
1	EAGLE EYE VMS SPEAKER/INTERCOM TALK DOWN (NO CLOUD STORAGE)		\$8.00	\$ 8.00	
0	AREA INTRUSION		\$3.00	\$ -	
0	LOITERING		\$3.00	\$ -	
MONTHLY SUBSCRIPTION TOTAL			\$	520.00	

TOTAL PROJECT COST	MONTHLY SUBSCRIPTION
\$ 14,386.50	\$ 520.00

SERVICE AGREEMENT

AFFORDABLE LOCK AND SECURITY SOLUTIONS (HEREINAFTER REFERRED TO AS ALSS) AGREES TO PROVIDE TO THE UNDERSIGNED (HEREINAFTER REFERRED TO AS THE CUSTOMER), THE SERVICE SPECIFIED, SUBJECT TO THE TERMS AND CONDITIONS SHOWN BELOW IN CONNECTION WITH THE PRODUCTS SPECIFIED IN THIS PROPOSAL, (HEREINAFTER CALLED PRODUCTS):

THE TERMS OF THIS CONTRACT SHALL BEGIN THE 1ST DAY OF THE MONTH FOLLOWING ACCEPTANCE OF THE ABOVE PROPOSAL. CUSTOMER SHALL PAY ALSS THE SUM OF:

\$ 520.00	PER MONTH FOR THE DURATION OF THE CONTRACT (MINIMUM 36 MONTHS). THE FIRST PAYMENT IS INCLUDED IN THE PROPOSAL TOTAL AND IS BILLED ONE MONTH IN ADVANCE. PAYMENT COVERS MONTHLY CLOUD SUBSCRIPTION AND SERVICE AGREEMENT. AFTER 36 MONTHS THE SUBSCRIPTION IS REQUIRED TO CONTINUE TO ACCESS TO THE SYSTEM AND TO MAKE SYSTEM UPDATES
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SERVICE AGREEMENT TERMS AND CONDITIONS

SERVICE PERFORMED UNDER THIS CONTRACT SHALL CONSIST OF FURNISHING LABOR, PARTS AND WHOLE COMPONENTS NECESSARY TO RESTORE THE PRODUCTS SPECIFIED TO THE MANUFACTURERS' SPECIFIED OPERATING CONDITION PROVIDED SUCH SERVICE IS NECESSITATED BY PRODUCT FAILURE DURING NORMAL USAGE.

THE SERVICE PERFORMED UNDER THE CONDITIONS OF THIS CONTRACT IS PROVIDED THROUGH ALSS. THE ACTUAL SERVICE PERFORMED MAY BE ASSIGNED TO A QUALIFIED, PROPERLY TRAINED AND AUTHORIZED INDEPENDENT SERVICE TECHNICIAN WHEN THE ASSIGNMENT IS IN THE BEST INTEREST OF THE CUSTOMER AS DETERMINED SOLELY BY ALSS. THIS CONTRACT, INCLUDING ALL PROVISIONS, LIMITATIONS, DEFINITIONS AND INCLUSIONS, CONSTITUTES THE ENTIRE CONTRACT. NO ONE HAS THE AUTHORITY TO CHANGE THIS CONTRACT WITHOUT PRIOR WRITTEN APPROVAL OF ALSS.

AVAILABILITY OF SERVICES

SERVICE SHALL NORMALLY BE AVAILABLE AND RENDERED DURING THE NORMAL WORKING HOURS AND WORKWEEK OF ALSS OR ITS ASSIGNED AGENT. ALSS WILL EXERCISE ALL REASONABLE EFFORTS TO PERFORM SERVICE UNDER THIS CONTRACT BUT WILL NOT BE RESPONSIBLE FOR DELAYS OR FAILURE IN PERFORMING SUCH SERVICE CAUSED BY ACTS OF GOD, GOVERNMENT, LABOR DIFFICULTIES, FAILURE OF TRANSPORTATION, ACCIDENT, RIOTS, WAR OR OTHER CAUSES BEYOND OUR CONTROL.

LOCATION OF SERVICE

SERVICE SHALL BE PROVIDED AT THE LOCATIONS AND FOR THE PRODUCTS SET FORTH IN THIS AGREEMENT. ALL SERVICE WILL BE PROVIDED BY THE TECHNICIAN AND THE SERVICE SHOP DESIGNATED BY ALSS.

REPAIR PARTS

PARTS AND MATERIALS FURNISHED HEREUNDER WILL BE DRAWN FROM ALSS'S INVENTORIES OF NEW OR REBUILT PARTS OR COMPONENTS AT THE SOLE DISCRETION OF ALSS. IN THE EVENT THAT REPAIR PARTS BECOME UNAVAILABLE DUE TO PRODUCT OBSOLESCENCE DURING THE COVERAGE PERIOD OF THIS AGREEMENT, ALSS SHALL BE EXCUSED FROM PERFORMANCE OF THE SERVICES COVERED UNDER THIS AGREEMENT AND SHALL REFUND THE PRO-RATED BALANCE OF THE CONTRACT PRICE PAID TO YOU. IN NO EVENT SHALL ALSS BE LIABLE FOR ANY DAMAGES AS A RESULT OF THE UNAVAILABILITY OF SERVICE PARTS CAUSED BY ORIGINAL MANUFACTURERS SHIPMENT DELAYS.

SERVICE AND COMPONENTS NOT COVERED

PREVENTATIVE MAINTENANCE OF THE PRODUCTS DESCRIBED IN THIS AGREEMENT IS NOT COVERED BY THIS CONTRACT UNLESS SPECIFIED IN THE CONTRACT PREVENTATIVE MAINTENANCE RIDER.

THE REFINISHING OR REPLACEMENT OF ANY PRODUCTS OR COMPONENT PART DUE TO PRODUCT FINISH DEFECTS OR RUSTING OR OTHER PRODUCT APPEARANCE DEFECTS, UNLESS DAMAGED BY A COMPONENT FAILURE, IS ONLY COVERED UNDER THIS AGREEMENT TO THE EXTENT OUTLINED IN THE ORIGINAL MANUFACTURER'S WARRANTY.

SERVICE AND LIMITATIONS

THIS SERVICE CONTRACT DOES NOT COVER ANY LOSS OR DAMAGE RESULTING FROM EXTERNAL CAUSE SUCH AS, BUT NOT LIMITED TO, NEGLIGENCE, MISUSE, ABUSE, UNAUTHORIZED REPAIR BY OTHERS, (INCLUDING CUSTOMER'S EMPLOYEES AND AGENTS), IMPROPER INSTALLATION, INADEQUATE POWER SUPPLY, FIRE, WATER, WINDSTORM, HAIL, LIGHTNING, EARTHQUAKE, THEFT, BURGLARY, VANDALISM OR REINSTALLATION OR RELOCATION. WORK NECESSARY BECAUSE OF ANY OF THESE SITUATIONS WILL BE SUBJECT TO CHARGES AT OUR PREVAILING SERVICE RATES. IN NO EVENT SHALL ALSS BE LIABLE FOR SPECIAL, INDIRECT OR INCIDENTAL CHARGES. THE REPLACEMENT OF PRODUCTS OR COMPONENT PARTS WHOSE FAILURE IS ATTRIBUTABLE TO A DEFECTIVE COMPONENT NOT INCLUDED IN THIS CONTRACT IS EXCLUDED.

RENEWALS

ALSS IS NOT OBLIGATED TO RENEW THIS CONTRACT. IF A RENEWAL CONTRACT IS OFFERED BY ALSS, THE CONTRACT PRICE QUOTED SHALL REFLECT THE AGE OF THE PRODUCTS COVERED AND OUR CURRENT SERVICE COSTS AT THE TIME OF RENEWAL.

TRANSFER AND ASSIGNMENT

THIS SERVICE CONTRACT IS TRANSFERABLE BY CUSTOMER WITH THE WRITTEN CONSENT OF ALSS BUT ONLY AFTER A COMPLETE SECURITY SURVEY OF THE PRODUCTS IS COMPLETED. REQUESTS FOR TRANSFER MUST BE MADE IN WRITING AND WILL NOT BE EFFECTIVE UNTIL THE WRITTEN AGREEMENT IS RETURNED. ONLY THE BALANCE OF THE SERVICE CONTRACT'S TIME PERIOD IS TRANSFERABLE AND DOES NOT IMPLY AN AUTOMATIC RENEWAL AT CONTRACT TERMINATION. THE TERMS AND CONDITIONS OF THIS SERVICE CONTRACT CANNOT BE MODIFIED IN ANY WAY EXCEPT BY AN EXPRESS AGREEMENT IN WRITING BETWEEN THE CUSTOMER AND ALSS.

TERMS AND CONDITIONS

ONE-YEAR PARTS AND 90 DAYS LABOR

OWNER PROVIDED ITEMS INCLUDE, LOCATING AND MARKING THE UNDERGROUND UTILITIES, LANDSCAPING AND IRRIGATION MODIFICATIONS AND PERMITS.

AFFORDABLE LOCK & SECURITY SOLUTIONS IS NOT RESPONSIBLE FOR ANY DAMAGE CAUSED BY VANDALISM, LIGHTNING OR OTHER NATURAL CAUSES, SUCH AS FLOOD, RAIN, ETC., GATE CLOSURE UPON PEDESTRIANS, ANIMALS, AND/OR VEHICLES, OR DELAYED OR PREVENTED ACCESS TO EMERGENCY VEHICLES (I.E. - AMBULANCE, FIRE, POLICE, ETC.) DUE TO A CLOSED GATE OR OTHER CAUSES BEYOND THE CONTROL OF THE PARTIES.

THIS PROPOSAL IS EFFECTIVE FOR 30 DAYS.

SALES TAX NOT INCLUDED

ACCEPTANCE OF PROPOSAL

BY SIGNING BELOW, I ACCEPT THIS PROPOSAL AND AGREE TO THE TERMS AND CONDITIONS CONTAINED HEREIN:

DATE:

CUSTOMER NAME:

COMPANY/POSITION:

SIGNATURE:

TOTAL PROJECT COST	\$ 14,386.50
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MONTHLY SUBSCRIPTION TOTAL	\$ 520.00
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THANK YOU FOR THE OPPORTUNITY TO MEET YOUR SECURITY NEEDS. IF YOU HAVE ANY QUESTIONS REGARDING THIS PROPOSAL, PLEASE FEEL FREE TO CONTACT ME.

NAME : JORDAN LUDLAM

EMAIL : JORDAN.L@AFFORDABLELOCK.COM

PHONE : 813-232-7600

We have prepared a quote for you



Camera System Talkdown Feature

Quote # Q004182 Version 1

Prepared for:

Ventana CDD



P: 813-948-0202 E: amanda.lebbing@mhdit.com W: www.MHDcommunications.com

Wednesday, July 05, 2023

Ventana CDD
Rick Reidt
11101 Ventana Grove Blvd
Riverview, FL 33578
rick.reidt@inframark.com

Dear Rick,

We appreciate the opportunity to provide you with a solution! Unparalleled quality and customer service is the foundation of our business and the focus of our teams.

MHD Communications takes pride in our solution-oriented business by offering a total technology solution for your business. Our offerings extend to IT Managed Services, Network Security, Audio Visual, Access Control, Surveillance, Security, Phone Systems, Low Voltage Cabling and Fiber Services. Should you ever need a solution in one of these areas, please do not hesitate to reach out. We at MHD Communications want to make your business just that much more successful and we are looking forward to assisting you in doing so very soon!

Thank you for taking the time to review my proposal. It has been my pleasure to provide you with a solution for your technology needs. If I can answer any additional questions or provide you with more details please give me a call.

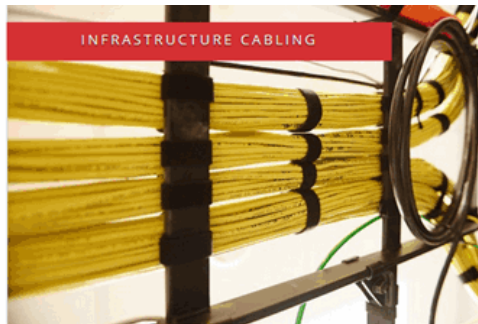
Best Regards,

A handwritten signature in black ink, appearing to read 'A. Lebbing', is positioned above a horizontal line.

Amanda Lebbing
Account Manager
MHD Communications

ABOUT MHD COMMUNICATIONS

Established in 2003, MHD Communications specializes in providing high-quality total technology solutions for small and medium sized businesses. Our commitment to excellence and providing impeccable customer service is what sets apart from our competitors and our exponential growth over the last few decades has secured us as one of Tampa Bay's premier technology providers, keeping pace with the rapid changes in the technology world. Our highly trained local staff provides around-the-clock top-notch service that you can depend upon for years to come. Fully licensed, bonded and insured, MHD Communications exists to provide the highly responsive technology support system to clients who require a superior level of quality and reliability.



HARDWARE

Product Details	Qty
6-1/2" Indoor/Outdoor Speaker Pair - White	2
Commercial Audio 120W 100/70V Mixer Amp with Microphone Priority	1
18/2 Shielded Stranded Conductor Alarm Control Low Voltage Cable	1
XLR Male to RCA Male Cable - 6 Feet - Black	1
Subtotal: \$823.07	

SCOPE OF WORK

Procure and Install (4) outdoor rated speakers in facility

- Mount (3) across backside of building under cover and (1) in North breezeway
- Run 18/2 shielded cabling from amplifier location to each speaker; Tap @ 16w

Procure and Install (1) 70v amplifier

- Connect speakers to amplifier
- Connect audio out of NVR into Mic2 input on amplifier

Program NVR to add in line crossing/intrusion and set per customer's requested schedule

- Set system to play automated tone to leave area when intrusion is detected during scheduled hours
- Setup notifications so that onsite contact is notified of intrusion and can pull cameras on their device and talk through the speakers

3rd party video monitoring can be added to system

- Initial setup is \$460 for system integration
- Monthly plan is based on how many events/intrusions occur within a month

Verification & live look with POC notification - Monitoring company calls your point of contact

10 events - \$45/mo



P: 813-948-0202 E: amanda.lebbing@mhdit.com W: www.MHDcommunications.com

50 events - \$210/mo

100 events - \$365/mo

Verification w/ interactive talk down - Monitoring company interacts directly with intruder over speakers and contacts authorities

10 events - \$60/mo

50 events - \$260/mo

100 events - \$500/mo

PAYMENT OPTIONS

CASH CONTRACT

Deposit: Due within five business days of signed proposal. Parts will not be ordered and project will not be scheduled until deposit is received in full.

Parts: 80%

Labor: 50%

Remaining Balance: Due within five business days of completion.

Progress Billing: For projects that last more than 30 days, MHD Communications reserves the right to send a monthly progress bill for labor that has been completed.

MHD Communications accepts cash, check and all major credit cards. A link to pay with a credit card will be provided with the invoice for the deposit.

FINANCE CONTRACT

MHD Communications offers 36 month, 48 month and 60 month options for financing.

If you are interested in financing your project, please request financing options from your sales engineer.

ACCEPTANCE OF CONTRACT

The undersigned hereby agrees to purchase the above equipment in accordance with the terms and conditions stated on this agreement. Until accepted and signed by an officer of seller at its principal office, this agreement shall not become effective and shall not constitute a binding contract. Pricing included on this proposal is valid for fifteen days from initial presentation.



P: 813-948-0202 E: amanda.lebbing@mhdit.com W: www.MHDcommunications.com

Camera System Talkdown Feature



Prepared by:

MHD Communications

Amanda Lebbing
813-948-0202 ext 8827
Fax 813-699-5001
amanda.lebbing@mhdit.com

Prepared for:

Ventana CDD

11101 Ventana Grove Blvd
Riverview, FL 33578
Rick Reidt
rick.reidt@inframark.com

Quote Information:

Quote #: Q004182

Version: 1
Delivery Date: 07/05/2023
Expiration Date: 08/02/2023

Quote Summary

Description	Amount
HARDWARE	\$823.07
SERVICES	\$1,360.00
Total:	\$2,183.07

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

MHD Communications

Ventana CDD

Signature:

Name: Amanda Lebbing

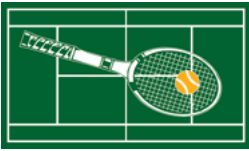
Title: Account Manager

Date: 07/05/2023

Signature:

Name: Rick Reidt

Date:



Welch Tennis Courts, Inc.
P.O. Box 7770
Sun City, FL 33586
Phone: 813-641-7787
Fax: 813-641-7795

Estimate

Date	Estimate #
8/3/2023	37199

Bill To
Ventana CDD 11101 Ventana Grove Blvd Riverview FL 33578 United States

Ship To
Ventana CDD 11101 Ventana Grove Blvd Riverview FL 33578 United States

Sales Rep	Ship Via	Expires
Kimberly Valencia		8/3/2023

Notes
NOTE - This is just an Estimate (does not include installation) - based on 240LF of windscreen material, prior to ordering, exact measurements will need to be taken and submitted by the customer for the manufacture, this could change the total LF quantity at that time and cost

Quantity	Units	Description	Options	Rate	Amount
240		WTC Premium 80% 6' Black or Green per lineal foot - Will need to confirm color & standard half-moon vents, and exact panel measurements prior to placing order - **ESTIMATED LEAD TIME - 5-6 weeks from order date**		4.74	1,137.60
1		FREE Shipping & Handling for WTC Premium Windscreens		0.00	0.00

Thank you for your business.	Subtotal Tax (FL_HILLSBOROUGH_10 7.5%) Total	1,137.60 85.32 \$1,222.92
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Please note that prices quoted at the time of order are subject to change without notice.

ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Ventana HOA
2005 Pan Am Cir, Suite 120
Tampa, FL 33607

JOB DESCRIPTION
Ventana HOA Holiday Lighting Proposal Scope: Front Entrance monument and Amenity Center

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Symmes Rd - Front Entrance Sign	\$5,000.00
2 x Install 1 x 48" wreath with lights and bow on entry monument column	
2 x Install clear C9s across the top of brick sign - outlining as much as possible	
2 x Install warm white, LED mini lights in 6 palm trees behind entrance sign (12 trees total)	
Fern Hill Rd - Front Entrance Sign	\$5,000.00
2 x Install 1 x 48" wreath with lights and bow on entry monument column	
2 x Install clear C9s across the top of brick sign - outlining as much as possible	
2 x Install warm white, LED mini lights in 6 palm trees behind entrance sign (12 trees total)	
Amenity Center	
Install warm white, LED C9s outlining roof edge of Amenity Center	\$2,150.00
Maintenance throughout holiday season	
Requires 50% Deposit	
TOTAL ESTIMATED JOB COST	\$12,150.00

* Price includes rental of materials, lift, labor, installation, service and removal.

* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.

* Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.

* Assumes adequate power available.

* Please note: Loss of material due to theft or vandalism is reimbursable at cost

* Remaining balance of project due upon receipt of invoice after installation.

* Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

Tim Gay
PREPARED BY

8/18/2023
DATE

AUTHORIZED SIGNATURE FOR VENTANA HOA

DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Ventana HOA only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

**MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING
VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

The Public Hearing and regular meeting of the Board of Supervisors of the Ventana Community Development District was held on Tuesday, August 8, 2023, at 4:30 p.m. at the Ventana Clubhouse, at 11101 Ventana Groves Boulevard, Riverview, Florida 33578.

Present and constituting a quorum were:

Juan Carlos Reyes
Mary Jo Alford-Roberson
Kelly Timmer
Adewumi Olowoyo
Le Carl Lockley

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary– *(via Skype
communication, no acknowledgement of
presence)*

Also present were:

Bryan Radcliff
Angie Grunwald
Rick Reidt
Micheal Broadus
Frank Franko
Residents

District Manager
District Manager
District Manager
District Counsel
Onsite Manager

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Reidt called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

There being no public comments, the next order of business followed.

THIRD ORDER OF BUSINESS

Recess to Public Hearings

Mr. Reidt directed the Board of Supervisors to recess to the Public Hearing.

FOURTH ORDER OF BUSINESS

**Public Hearing on Adopting Fiscal Year
2024 Final Budget**

A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget.

On MOTION by Mr. Reyes seconded by Ms. Timmer with all in favor Public Hearing on Adopting Fiscal Year 2024 Final Budget was opened. 4-0
--

B. Staff Presentations

Mr. Reidt discussed the proposed Budget with the Board and reviewed emails.

C. Public Comments

There were several comments from residents opposed to increase and concerns with the landscape and necessary improvements.

D. Consideration of Resolution 2023-08; Adopting Final Fiscal Year 2024 Budget

Mr. Reidt discussed the Resolution with the Board revising the Operation and Maintenance total lowering it to \$100,000. The total amount including the revision by Mr. Reidt and Mr. Reyes for Operation and Maintenance came to \$1,111,313.00.

On MOTION by Mr. Reyes seconded by Ms. Alford-Roberson with all in favor Resolution 2023-08 with revisions to the Fiscal Year 2024 Final Budget, was adopted. 4-0

E. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget

On MOTION by Mr. Reyes seconded by Ms. Timmer with all in favor Public Hearing on Adopting Fiscal Year 2024 Final Budget was closed. 4-0

FIFTH ORDER OF BUSINESS**Public Hearing on Levying O&M Assessments****A. Open Public Hearing on Levying O&M Assessments**

On MOTION by Mr. Reyes seconded by Ms. Timmer with all in favor Public Hearing on Levying O&M Assessments was opened. 4-0

B. Staff Presentations

Mr. Radcliff discussed the assessments with the Board. Staff explained the purpose of the Resolution and revised total of Operation and Maintenance assessments in the amount of \$1,111,313.00 plus bond debt.

C. Public Comments

There were no public comments.

D. Consideration of Resolution 2023-09; Levying O&M Assessments

Mr. Reidt reviewed and discussed the Resolution with the Board.

On MOTION by Mr. Reyes seconded by Ms. Timmer with all in favor Resolution 2023-09 for Levying O&M Assessments, was adopted. 4-0

E. Close Public Hearing on Adopting Levying O&M Assessments

The Public Hearing on Levying O&M Assessments was closed.

SIXTH ORDER OF BUSINESS

Return to Regular Meeting

Mr. Reidt directed the Board of Supervisors to proceed to the regular meeting.

SEVENTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2023-10; Setting Fiscal Year 2024 Meeting Schedule

Mr. Radcliff discussed the Resolution and setting the Fiscal Year meeting schedule with the Board.

On MOTION by Mr. Reyes seconded by Mr. Olowoyo with all in favor Resolution 2023-10, Setting the Fiscal Year 2024 meeting schedule and revising the dates for February and September to one week earlier at 6:00 p.m. at the Ventana Clubhouse, was approved. 4-0

B. General Matters of the District

There being no additional general matters of the District, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Board of Supervisors' Meeting Minutes of the Regular Meeting July 6, 2023

B. Consideration of Operation and Maintenance Expenditures June 2023

C. Review of Financial Statements Month Ending June 30, 2023

Mr. Radcliff discussed the consent agenda item as presented with no questions or revisions by the Board.

On MOTION by Mr. Reyes seconded by Ms. Timmer with all in favor Consent Agenda items A through C, were approved as presented. 4-0

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Broadus introduced himself and is probably going take over for Ms. Hopkinson based on the new meeting schedule.

B. District Engineer

C. District Manager

i. Community Inspection Reports

ii. Action Item

There being no additional staff reports, the next order of business followed.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Reyes seconded by Ms. Timmer with all in favor the meeting was adjourned at 6:03 p.m.
--

Bryan Radcliff
Assistant Secretary

Juan Carlos Reyes
Chairman

VENTANA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
CHARTER COMMUNICATIONS	0123 061823 ACH	\$182.96		INTERNET SERVICES 06/01/23-06/30/23
FIRST CHOICE AQUATIC WEED	84678	\$826.00		WATERWAY SERVICE - 9 PONDS JUNE
INFRAMARK LLC	96863	\$8,479.08		DISTRICT INVOICE JUNE 2023
REPUBLIC SERVICES #696	4847 061723 ACH	\$141.33		WASTE SERVICE - JULY 2023
YELLOWSTONE LANDSCAPE	TM 549704	\$16,245.92		LANDSCAPE MAINT. JULY 2023
ZEBRA CLEANING TEAM	0074	\$1,150.00		COMMERCIAL POOL SERVICE JUNE
ZEBRA CLEANING TEAM	5827	\$1,150.00		COMMERCIAL POOL SERVICE APRIL
ZEBRA CLEANING TEAM	5906	\$1,150.00	\$3,450.00	COMMERICAL POOL SERVICE MAY
Monthly Contract Subtotal		\$29,325.29		
Variable Contract				
JUAN CARLOS REYES	JR 060123	\$200.00		SUPERVISOR FEE 06/01/23
STRALEY ROBIN VERICKER	23161	\$1,312.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 05/15/23
US BANK	6905499	\$4,148.38		TRUSTEE FEE
Variable Contract Subtotal		\$5,660.88		
Utilities				
BOCC	68430 061623 ACH	\$311.25		WATER SERVICES - 05/15/23-06/14/23
Utilities Subtotal		\$311.25		
Regular Services				
FIELDS CONSULTING GROUP LLC	3090	\$525.00		PRINTING & PRODUCTION - SIGNS
HOME TEAM PEST DEFENSE	93403657	\$150.00		PEST SERVICES - CLUBHOUSE
NEPTUNE SERVICES	0053354	\$520.00		POND TRASH PICK UP MAY
SPEAREM ENTERPRISES	5788	\$704.00		LABOR / CLEANING SERVICES - 05/26/23-06/16/23
SPEAREM ENTERPRISES	5789	\$340.00	\$1,044.00	DOG WASTE STATION - 05/26/23-06/16/23
STANTEC	2090994	\$547.50		PROJECT MANAGER - GENERAL SERVICES THRU 05/26/23
TECH STREET GLOBAL SECURITY LLC	200	\$2,784.00		POOL MONITORING - SECURITY
VENTANA CDD	06062023-1	\$1,742.23		SERIES 2018 FY23 TAX DIST ID 624
VENTANA CDD	06062023-2	\$159.79	\$1,902.02	SERIES 2021 FY23 TAX DIST ID 624
YELLOWSTONE LANDSCAPE	TM 543781	\$625.00		LANDSCAPE ENHANCEMENTS
YELLOWSTONE LANDSCAPE	TM 546088	\$5,589.19	\$6,214.19	DEAD PALM REMOVED
Regular Services Subtotal		\$13,686.71		
Additional Services				

VENTANA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
ADMIRAL OUTDOOR	147528	\$1,135.43		FURNITURE
MHD COMMUNICATIONS	30494	\$225.00		POOL GATE STUCK OPEN
SPEAREM ENTERPRISES	5770	\$125.00		REPAIRED GATE - PICKLE BALL COURT
SPEAREM ENTERPRISES	5777	\$225.00	\$350.00	SOAP DISPENSER
Additional Services Subtotal		\$1,710.43		
TOTAL		\$50,694.56		

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary

June 1, 2023

Invoice Number: 2455297060123

Account Number: 8337 12 028 2455297

Security Code: 2302

Service At: 11101 VENTANA GROVES BLVD
RIVERVIEW FL 33578-9426

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at 1-866-519-1263

ACH

Summary

Service from 06/01/23 through 06/30/23
details on following pages

Previous Balance	182.96
Payments Received -Thank You!	-182.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	152.97
Spectrum Business™ Voice	29.99
Current Charges	\$182.96
YOUR AUTO PAY WILL BE PROCESSED 06/18/23	
Total Due by Auto Pay	\$182.96

Received

JUN 6 2023

Auto Pay Notice

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

IMPORTANT NOTICE ABOUT YOUR ACCOUNT: Effective 05/04/2023, updates were made to our billing system. As a result of this update, you have received a new account number which can be found in the upper left corner of your monthly billing statement.

As a Spectrum Business customer, your account number enables you to pay online, view recent activity, sign up for paperless billing, and much more. If you are an existing user, your login credentials remain the same, and no action is required on your part.

If you are not an existing user, you may go to www.SpectrumBusiness.net/ and create a username.

Please keep your new account number accessible for future reference. If you have automatic bill payment set up or online banking, don't forget to update this information with your financial institution to ensure payment processing.

For more information, visit www.SpectrumBusiness.net/support/category/my-account or call 1-800-314-7195.

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1200 NO RP 01 06022023 NNNNNNNN 01 006570 0023

VENTANA CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

June 1, 2023

VENTANA CDD

Invoice Number: 2455297060123

Account Number: 8337 12 028 2455297

Service At: 11101 VENTANA GROVES BLVD
RIVERVIEW FL 33578-9426

Total Due by Auto Pay

\$182.96



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712028245529700182964

Invoice Number: VENTANA CDD
 Account Number: 2455297060123
 Security Code: 8337 12 028 2455297
 2302

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-866-519-1263

8337 1200 NO RP 01 06022023 NNNNNNNN 01 006570 0023

Charge Details

Previous Balance		182.96
EFT Payment	05/18	-182.96
Remaining Balance		\$0.00

Payments received after 06/01/23 will appear on your next bill.

Service from 06/01/23 through 06/30/23

Spectrum Business™ Internet

Spectrum WiFi	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
Spectrum Business Internet Ultra	199.99
Promotional Discount	-75.00
Business WiFi	7.99
	\$152.97

Spectrum Business™ Internet Total **\$152.97**

Spectrum Business™ Voice

Phone number (813) 374-2832	
Spectrum Business Voice	49.99
Promotional Discount	-20.00
	\$29.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$29.99**

Current Charges **\$182.96**
Total Due by Auto Pay **\$182.96**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

The following taxes, fees and surcharges are included in the price of the applicable service - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$1.52, Florida CST \$3.17, Sales Tax \$0.03, TRS Surcharge \$0.10.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Date	Invoice #
5/31/2023	84678

Bill To
Ventana CDD c/o Inframark 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	6/30/2023

Description	Amount
Monthly waterway service for 9 ponds associated with Ventana CDD	826.00

Thank you for your business.

Total	\$826.00
Payments/Credits	\$0.00
Balance Due	\$826.00



Job Name: _____
Customer Number: 444 Customer: FCA - VENTANA CDD
Technician: Ed
Date: 05/15/2023 Time: 01:33 PM
Customer Signature: _____

Trash pickup

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>	<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
<input type="checkbox"/> < 1'	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input checked="" type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack	<input type="checkbox"/> Carp observed	<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'			<input type="checkbox"/> Barrier Inspected		<input type="checkbox"/> Rainy

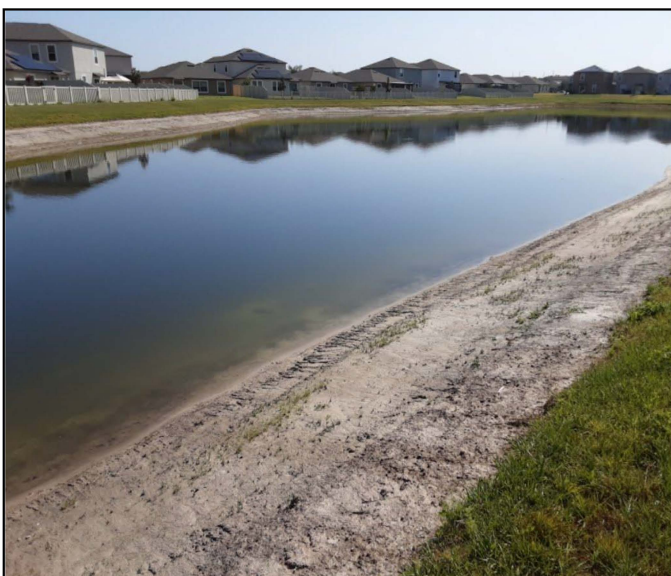
<input type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input checked="" type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input checked="" type="checkbox"/> Black necked stilts
<input type="checkbox"/> Bass	<input checked="" type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input checked="" type="checkbox"/> Ducks
<input type="checkbox"/> Bream	<input checked="" type="checkbox"/> Egrets	<input checked="" type="checkbox"/> Ibis	<input checked="" type="checkbox"/> Turtles	

<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna
<input checked="" type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input checked="" type="checkbox"/> Gulf Spikerush
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Lily

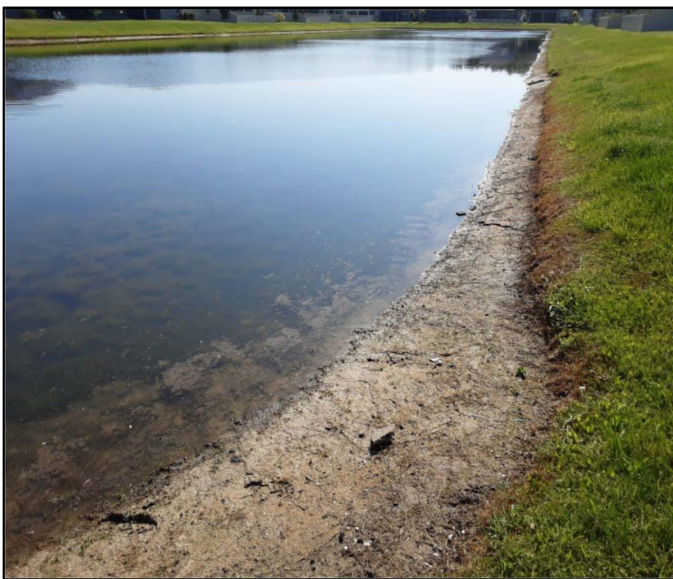
☐ Naiad ☐ _____

☐ Pickerelweed

☒ Soft Rush ☐









2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#96863

CUSTOMER ID

C2292

PO#

INVOICE

DATE

6/23/2023

NET TERMS

Net 30

DUE DATE

7/23/2023

BILL TO

Ventana CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: June 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Personnel Services	1	Ea	2,333.33		2,333.33
District Management	1	Ea	3,750.00		3,750.00
Accounting Services	1	Ea	562.50		562.50
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
B/W Copies	7	Ea	0.15		1.05
Postage	12	Ea	0.60		7.20
Dissemination Services	1	Ea	700.00		700.00
Subtotal					8,479.08

Subtotal

\$8,479.08

Tax

\$0.00

Total Due

\$8,479.08

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



5210 W Linebaugh Ave
Tampa FL 33624-503434

Customer Service (813) 265-0292
RepublicServices.com/Support

Important Information

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Received

JUN 26 2023

Account Number 3-0696-0044293
Invoice Number 0696-001114847
Invoice Date June 17, 2023
Previous Balance \$141.33
Payments/Adjustments -\$141.33
Current Invoice Charges \$141.33

Autopayment
\$141.33

Payment Due Date
July 07, 2023

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 06/06	5555555	-\$141.33

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
The Club At Ventana 11101 Ventana Groves Boulevard CSA A217802976 Riverview, FL Contract: 9696002 (C1) 1 Waste Container 4 Cu Yd, 1 Lift Per Week Disposal: SOUTH CO - CLASS 1				
Pickup Service 07/01-07/31			\$132.33	\$132.33
Container Refresh 07/01-07/31		1.0000	\$9.00	\$9.00
CURRENT INVOICE CHARGES, AutoPayment due on July 07, 2023				\$141.33

Simple account access at your fingertips.

Download the Republic Services app or visit
RepublicServices.com today.



5210 W Linebaugh Ave
Tampa FL 33624-503434

Do not Pay
* Thank You For Your Automatic Payment *

Address Service Requested



00003657
N205

THE CLUB AT VENTANA
RICK REIDT
2005 PAN AM CIR
STE 300
TAMPA FL 33607-6008

Autopayment \$141.33
Payment Due Date July 07, 2023
Account Number 3-0696-0044293
Invoice Number 0696-001114847



For Billing Address Changes
Check Box and Complete Reverse

Make Checks Payable To:



REPUBLIC SERVICES #696
PO BOX 9001099
LOUISVILLE KY 40290-1099

3069600429300000011148470000141330000141334



INVOICE

INVOICE #	INVOICE DATE
TM 549704	7/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

Ventana CDD
c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Ventana CDD

Invoice Due Date: July 31, 2023

Invoice Amount: \$16,245.92

Description	Current Amount
Monthly Landscape Maintenance July 2023	\$16,245.92

Invoice Total **\$16,245.92**

Excellence

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Zebra Pool Cleaning Team INC.

P.O. BOX 3456
Apollo Beach, FL. 33572
813-279-0437

Invoice

Date	Invoice #
5/31/2023	0074

Bill To
Ventana CDD 111010Ventana Groves Blvd. Riverview,, FL. 33569

Ship To
Ventana CDD 111010Ventana Groves Blvd. Riverview, FL 33569

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		5/31/2023			
Quantity	Item Code	Description			Price Each	Amount
	Commerical Pool S...	Commercial Pool Service June			1,150.00	1,150.00
We appreciate your prompt payment.					Total	\$1,150.00

Zebra Pool Cleaning Team INC.

P.O. BOX 3456
Apollo Beach, FL. 33572
813-279-0437

Invoice

Date	Invoice #
4/1/2023	5827

Bill To
Ventana CDD 111010Ventana Groves Blvd. Riverview,, FL. 33569

Ship To
Ventana CDD 111010Ventana Groves Blvd. Riverview, FL 33569

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project	
	Net 30						
Quantity	Item Code	Description				Price Each	Amount
	Commerical Pool S...	Commercial Pool Service April				1,150.00	1,150.00
We appreciate your prompt payment.						Total	\$1,150.00

Zebra Pool Cleaning Team INC.

P.O. BOX 3456
Apollo Beach, FL. 33572
813-279-0437

Invoice

Date	Invoice #
5/1/2023	5906

Bill To
Ventana CDD 111010Ventana Groves Blvd. Riverview,, FL. 33569

Ship To
Ventana CDD 111010Ventana Groves Blvd. Riverview, FL 33569

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		5/1/2023			
Quantity	Item Code	Description			Price Each	Amount
	Commerical Pool S...	Commercial Pool Service May			1,150.00	1,150.00
We appreciate your prompt payment.					Total	\$1,150.00

Ventana CDDMEETING DATE: June 01, 2023

DMS Staff Signature _____

JR 060123

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	Payment Amount
Carlos de la Ossa	x	Salary Accepted	\$ 200.00
Vacant		Salary Accepted	\$ 200.00
Juan Carlos Reyes	x	Salary Accepted	\$ 200.00
Kelly Evans		Salary Accepted	\$ 200.00
Mary Jo Alford-Roberson	x	Salary Waived	\$ 0.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Ventana Community Development District
c/o Inframark
2005 PAN AM CIRCLE, SUITE 300
Tampa, FL 33607

June 05, 2023

Client: 001470

Matter: 000001

Invoice #: 23161

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
4/22/2023	LB	REVIEW SUPERVISOR OF ELECTIONS CORRESPONDENCE RE QUALIFIED NUMBER OF ELECTORS IN THE DISTRICT; REVIEW DISTRICT'S CURRENT BOARD SUPERVISORS; UPDATE 2024 ELECTION SPREADSHEET TO UPDATE QUALIFIED ELECTORS AND BOARD SUPERVISORS INFORMATION.	0.3	\$52.50
4/25/2023	JMV	TELEPHONE CALL WITH H. DILLEY RE: CDD PROJECT STATUS AND BUDGET.	0.3	\$112.50
5/3/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
5/4/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$150.00
5/4/2023	KCH	REVIEW AGENDA AND ATTEND BOS MEETING IN PERSON.	0.5	\$162.50
5/10/2023	KCH	REVIEW OF EROSION REPAIR CONTRACT; PREPARE SERVICES AGREEMENT WITH FIRST CHOICE AQUATIC WEED MANAGEMENT.	1.3	\$422.50
5/12/2023	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING AND PUBLIC HEARING.	0.8	\$300.00
Total Professional Services			3.9	\$1,312.50

June 05, 2023
Client: 001470
Matter: 000001
Invoice #: 23161

Page: 2

Total Services	\$1,312.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,312.50
Previous Balance		\$872.70
PAY THIS AMOUNT		\$2,185.20

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23030	May 03, 2023	\$870.00	\$2.70	\$0.00	\$0.00	\$2,185.20
Total Remaining Balance Due						\$2,185.20

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,312.50	\$872.70	\$0.00	\$0.00



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 6905499
Account Number: 244696000
Invoice Date: 04/25/2023
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

VENTANA COMMUNITY DEVELOPMENT DIST
ATTN DISTRICT MANAGER
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

VENTANA CDD SERIES 2018

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,148.38

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

VENTANA CDD SERIES 2018

Invoice Number: 6905499
Account Number: 244696000
Current Due: \$4,148.38

Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 244696000
Invoice # 6905499
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 6905499
Invoice Date: 04/25/2023
Account Number: 244696000
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

VENTANA CDD SERIES 2018

Accounts Included 244696000 244696001 244696002 244696003 244696004 244696005
In This Relationship: 244696006

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,850.00	100.00%	\$3,850.00
Subtotal Administration Fees - In Advance 04/01/2023 - 03/31/2024				\$3,850.00
Incidental Expenses 04/01/2023 to 03/31/2024	3,850.00	0.0775		\$298.38
Subtotal Incidental Expenses				\$298.38
TOTAL AMOUNT DUE				\$4,148.38





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
VENTANA CDD	6511068430	06/16/2023	07/07/2023

Service Address: 11101 VENTANA GROVES DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056880	05/15/2023	11069	06/14/2023	11243	17400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$52.55
Water Base Charge	\$39.42
Water Usage Charge	\$15.66
Sewer Base Charge	\$98.99
Sewer Usage Charge	\$99.35

Summary of Account Charges

Previous Balance	\$442.89
Net Payments - Thank You	\$-442.89
Total Account Charges	\$311.25

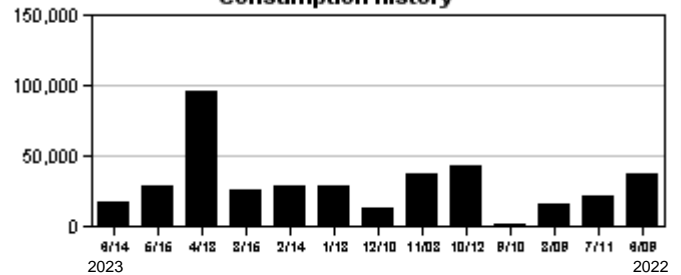
AMOUNT DUE	\$311.25
-------------------	-----------------

Important Message

Code Inspectors uphold the County's water use restrictions ordinance. Avoid fines of up to \$500 by following the allowable irrigation days and times and additional rules found on HCFLGov.net/WaterRestrictions. Call (813) 224-8993 to report a violation.

This account has ACH payment method

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6511068430



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



VENTANA CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

2.291 8

DUE DATE	07/07/2023
AMOUNT DUE	\$311.25
AMOUNT PAID	

0065110684308 00000311258



11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
5/24/2023	3090

Bill To
Inframark Ventana Groves CDD Attn: Kelly 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms
	Net 30

Item	Description	Qty	Rate	Amount
Printing & Reprod...	"Pool Rules" (30x30) .080 metal sign with rounded corner and full color vinyl print with gloss lam.	2	175.00	350.00
Install (Signage)	Deliver and install with self tapping screws.	2	50.00	100.00
Install (Signage)	Install existing u-channel sign post at the amenity center with cement	1	75.00	75.00

Subtotal	\$525.00
Sales Tax (7.0%)	\$0.00
Total	\$525.00
Payments/Credits	\$0.00
Balance Due	\$525.00

Phone #	Fax #	E-mail
(727) 480-6514	(727) 836-9783	mike@fcgmarketing.com



HomeTeam Pest Defense, Inc.
2720 South Falkenburg Road
Riverview, FL 33578
813-437-6591

Invoice and detailed service report

INVOICE #: 93403657

WORK DATE: 06/10/2023

BILL-TO 3435891

Ventana Club House
Teresa Farlow
11101 Ventana Groves Blvd
Riverview, FL 33578

Phone: 813-415-5633

LOCATION 3435891

Ventana Club House
Teresa Farlow
11101 Ventana Groves Blvd
Riverview, FL 33578

Phone: 813-415-5633

Time In: 6/10/2023 8:08:14 AM

Time Out: 6/10/2023 8:24:24 AM

Customer Signature

Customer Unavailable to Sign

Technician Signature

Leonardo Guzman

License #:

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Pest Control Service	1.00	150.00	150.00
Subtotal					150.00
Tax					0.00
Total					150.00
Total Due:					150.00

Today's Service Comments

Hello, Mr/Ms Clubhouse

Today's 6-Point Advantage Service:

1. Inspected the exterior of your home to identify potential pest problems
2. Removed and treated cobwebs and wasps nests within reach
3. Injected the Taexx built-in pest control system if applicable.
4. Treated pest entry points around doors and windows
5. Applied pest control materials around the outside perimeter of your home.
6. Provided this detailed service report.

Greetings, today I completed your exterior pest control service. In the process I performed a visual inspection around the property and discovered lots of debris and webs near the front entrance. I provided a liquid residual application to protect your home from pest activity. Please allow 3 to 5 days for the most effective results provided during this treatment. You may notice dead or dying insects around your home due to today's treatment. Please call us if you have any concerns. Thank you for choosing HomeTeam Pest Defense to maintain your pest control needs.

Your HomeTeam Technician
Leo Guzman

Curbside call was completed: Yes

Your next scheduled service month will be in September

Did I earn a 10/10 rating today?

You may receive a survey on our quality of work and your feedback would be greatly appreciated - Thank you!

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Demand G		100-1240	0.0450%	n/a	Lambda-cyhalothrin	1.0000 Pound	1.0000 Pound
Areas Applied: Exterior perimeter							
Target Pests: Ants							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Suspend Polyzone		432-1514	4.7500%	0.0080	Deltamethrin	5.0000 Fluid Ounce	0.0084 Fluid Ounce
Areas Applied: Exterior perimeter							

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.



HomeTeam Pest Defense, Inc.
2720 South Falkenburg Road
Riverview, FL 33578
813-437-6591

Invoice and detailed service report

INVOICE #: 93403657

WORK DATE: 06/10/2023

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
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Target Pests: American Roach, Ants

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
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Suspend Polyzone 432-1514 4.7500% 0.0300 Deltamethrin 5.0000 Fluid Ounce 0.0316 Fluid Ounce

Areas Applied: Exterior perimeter

Target Pests: American Roach, Ants

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #

Demand G 0.0450% 1.0000 Pound 8:18:57 AM

100-1240 n/a 1.0000 Pound Broadcast

Target Pests: Ants

Areas Applied: Exterior perimeter

Weather: 0°, 0 MPH

Suspend Polyzone 4.7500% 5.0000 Fluid Ounce One Gallon Compressed 8:19:05 AM

432-1514 0.03000000 0.0316 Fluid Ounce Spot Treatment

Target Pests: American Roach

Areas Applied: Exterior perimeter

Weather: 0°, 0 MPH

Suspend Polyzone 4.7500% 5.0000 Fluid Ounce One Gallon Compressed 8:19:14 AM

432-1514 0.00800000 0.0084 Fluid Ounce Spot Treatment

Target Pests: Ants

Areas Applied: Exterior perimeter

Weather: 0°, 0 MPH

GENERAL COMMENTS / INSTRUCTIONS

If this ticket shows a previous balance due which has been paid, please disregard & accept our thanks for your payment. If you have questions about your service or invoice, please call us at the telephone number listed above. Pay online at www.pestdefense.com

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.



Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569
 Neptunemts@gmail.com
<https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo>
 813-778-9857

Invoice

Invoice No: 0053354
 Date: 06/01/2023
 Terms: NET 0
 Due Date: 06/01/2023

Bill To: Ventana CDD
 inframark@avidbill.com,
 heather.dilley@inframark.com

Description	Quantity	Rate	Amount
Trash pick up May 2023 service	8	\$65.00	\$520.00

Payment Instructions

Zelle @8133257684
 Cashapp \$neptunejku

Subtotal	\$520.00
TAX 0%	\$0.00
Total	\$520.00
Paid	\$0.00

Pay Now

Balance Due \$520.00



Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569

Remittance Advice for Invoice # 0053354 on 06/01/2023

Balance Due \$520.00

Paid

Received From: Ventana CDD

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature



Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139978101
spearem.jmb@gmail.com



INVOICE

BILL TO
Ventana CDD
Meritus
2005 Pan Am Circle Suite 300
Tampa, FL 33607

INVOICE 5788
DATE 06/15/2023
TERMS Net 15
DUE DATE 06/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 5/26-6/16/2023: Cleaning following areas twice per week: Clubhouse, office, main hallway and restrooms pickup trash/debris located at mail pavilion	4	145.00	580.00
Material Toilet Paper, Paper Towels, Hand soap, trash bags	1	74.00	74.00
Fuel Surcharge Fuel surcharge has been added to this ,months invoice due to increase in cost.	1	50.00	50.00

BALANCE DUE \$704.00

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139978101
spearem.jmb@gmail.com



INVOICE

BILL TO
Ventana CDD
Meritus
2005 Pan Am Circle Suite 300
Tampa, FL 33607

INVOICE 5789
DATE 06/15/2023
TERMS Net 15
DUE DATE 06/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 5/26-6/16/2023: 1 time per week service 7 dog waste cans throughout the CDD cost includes trash bags mutt mitts and disposal	4	85.00	340.00

BALANCE DUE \$340.00

Invoice Number	2090994
Invoice Date	June 12, 2023
Purchase Order	215613307
Customer Number	138587
Project Number	215613307

Bill To

Ventana Community Development District
Accounts Payable
c/o Inframark
210 North University Drive, Suite 702
Coral Springs FL 33071
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project	Ventana CDD			
	Project Manager	Stewart, Tonja L	For Period Ending	May 26, 2023
	Current Invoice Total (USD)	547.50		

Site visit and follow up regarding ditch along Eagle Hill Drive

Top Task **2023** **2023 FY General Consulting**

Professional Services

Category/Employee		Current Hours	Rate	Current Amount
	Stewart, Tonja L	2.50	219.00	547.50
	Subtotal Professional Services	<u>2.50</u>		<u>547.50</u>

Top Task Subtotal	2023 FY General Consulting	547.50
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Total Fees & Disbursements	<u>547.50</u>
INVOICE TOTAL (USD)	547.50

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (262) 241-8222 [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.



INVOICE

TSG Security L.L.C

14555 hudson ave
SPRING HILL, Florida 34610
United States

2629145007
www.TSGsecurity.com

BILL TO
Ventana ccd clubhouse
kelly timmer

8134407312
Kelly.Timmer@inframark.com

Invoice Number: 200
Invoice Date: June 6, 2023
Payment Due: June 21, 2023

Amount Due (USD): \$2,951.04

Items	Quantity	Price	Amount
Pool monitoring one month in advance down payment. and every payment due on the 1st of each month	96	\$29.00	\$2,784.00

Subtotal:	\$2,784.00
Sales tax 6% (88-3451008):	\$167.04
Total:	\$2,951.04
Amount Due (USD):	\$2,951.04

CHECK REQUEST FORM
Ventana

Date: 06.19.2023

Invoice#: 06062023-1

Vendor#: V00067

Vendor Name: Ventana

Pay From: Truist Acct# 1893

Description: Series 2018 - FY 23 Tax Dist. ID 624

Code to: 200.103200.1000

Amount: \$1,742.23

Requested By: Teresa Farlow 06.19.2023

VENTANA CDD

DISTRICT CHECK REQUEST

Today's Date 6/6/2023
Check Amount \$1,742.23
Payable To Ventana CDD
Check Description Series 2018 - FY 23 Tax Dist. ID 624
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

ERIC

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

624

Hillsborough County Tax Collector - Distribution of Property Tax Summary by Agency for 05-01-2023 to 05-31-2023 dated 06-06-2023 - Run 06/04/2023 10:30PM

Distribution ID	Act System Num	Agency Code	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
624	DN022141	FNSD 00141	K-BAR II CDD	3,508.34	0.00	0.00	105.25	0.00	3,613.59	72.28	3,541.31
624	DN022142	FNSD 00142	WATERSET CENTRAL CDD	2,842.21	0.00	0.00	85.27	0.00	2,927.48	58.55	2,868.93
624	DN022143	FNSD 00143	TOUCHSTONE CDD	6,595.62	0.00	0.00	197.87	0.00	6,793.49	135.87	6,657.62
624	DN022144	FNSD 00144	VENTANA CDD	2,957.37	0.00	0.00	88.72	0.00	3,046.09	60.92	2,985.17
624	DN022146	FNSD 00146	SHERWOOD MANOR CDD	2,469.66	0.00	0.00	74.09	0.00	2,543.75	50.87	2,492.88
624	DN022151	FNSD 00151	SHELL POINT CDD	5,989.80	0.00	0.00	179.70	0.00	6,169.50	123.39	6,046.11
624	DN022152	FNSD 00152	CREEK PRESERVE CDD	6,988.10	0.00	0.00	209.64	0.00	7,197.74	143.96	7,053.78
624	DN022153	FNSD 00153	BELMONT II CDD	4,705.79	0.00	0.00	141.18	0.00	4,846.97	96.94	4,750.03
624	DN022154	FNSD 00154	FISHHAWK RANCH CDD	14,256.66	0.00	0.00	427.74	0.00	14,684.40	293.69	14,390.71
624	DN022157	FNSD 00157	NORTH PARK ISLE CDD	298.47	0.00	0.00	24.71	204.96	528.14	10.56	517.58
624	DNPCFGFA	FNSD PCFGFA	FLORIDA GREEN FINANCE AUTHORITY	3,456.89	0.00	0.00	103.71	0.00	3,560.60	71.21	3,489.39
624	DNPCFRED	FNSD PCFRED	FLORIDA RESILIENCY AND ENERGY DISTRICT	8,082.24	0.00	0.00	242.37	0.00	8,324.61	166.49	8,158.12
624	DNPCPACE	FNSD PCPACE	FLORIDA PACE FUNDING AGENCY	3,395.70	0.00	0.00	101.87	0.00	3,497.57	69.95	3,427.62
624	DNPCYGRN	FNSD PCYGRN	GREEN CORRIDOR PROPERTY ASSESSMENT	17,715.14	0.00	0.00	532.77	0.00	18,247.91	364.96	17,882.95
624	DR000001	RRS	REVENUE RECOVERY SOLUTIONS INC	0.00	159,201.44	0.00	0.00	0.00	159,201.44		159,201.44
624	DR021015	FA400	PORT AUTHORITY	55,143.45	0.00	36.81	1,885.26	109.05	57,169.66	1,143.37	56,026.29
624	DS010001	FA320	SCHOOL - LOCAL	1,700,333.78	0.00	532.68	55,437.45	3,080.31	1,759,223.08		1,759,223.08
624	DS010002	FA330	SCHOOL - STATE	2,451,090.82	0.00	902.65	80,864.84	4,446.84	2,537,072.96		2,537,072.96
624	DT021005	FA410	HILLS CO TRANSIT AUTHORITY	320,292.36	0.00	147.42	10,580.25	589.25	331,580.02	6,631.61	324,948.41
624	DW021020	FA500	WATER MANAGEMENT	148,332.72	0.00	85.09	5,015.00	293.43	153,713.02	3,074.29	150,638.73
624	DW021023	FA510	WATER MANAGEMENT N	12.11	0.00	6.06	26.49	0.00	44.66	0.89	43.77
624	DW021030	FA520	WATER MANAGEMENT H	37.36	0.00	18.68	74.39	0.00	130.43	2.60	127.83

VENTANA CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2023, Tax Year 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	\$ 662,216.97	36.28%	0.362800
Net DS 18	\$ 1,065,162.21	58.36%	0.583600
Net DS 21	\$ 97,694.05	5.35%	0.053500
Net Total	1,825,073.23	100.00%	0.946400

Date Received	Amount Received	36.28%	36.28%	58.36%	58.36%	5.35%	5.35%	Proof	Date Transferred / Distribution ID
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2018 Debt Service Revenue	Rounded 2018 Debt Service Revenue	Raw Numbers 2021 Debt Service Revenue	Rounded 2021 Debt Service Revenue		
11/3/2022	6,728.00	2,441.21	2,441.21	3,926.64	3,926.64	360.14	360.14	0.01	595
11/16/2022	33,851.29	12,282.74	12,282.74	19,756.53	19,756.53	1,812.02	1,812.02	0.00	598
11/22/2022	24,576.97	8,917.61	8,917.61	14,343.79	14,343.79	1,315.58	1,315.58	(0.01)	599
11/28/2022	88,106.05	31,968.76	31,968.76	51,421.08	51,421.08	4,716.21	4,716.21	-	600
12/6/2022	1,601,496.51	581,093.49	581,093.49	934,676.78	934,676.78	85,726.25	85,726.25	(0.01)	602
12/13/2022	11,617.02	4,215.17	4,215.17	6,780.01	6,780.01	621.85	621.85	(0.01)	604
1/5/2023	22,306.68	8,093.85	8,093.85	13,018.78	13,018.78	1,194.05	1,194.05	-	606
1/23/2023	775.01	281.21	281.21	452.32	452.32	41.49	41.49	(0.01)	Int
2/3/2023	5,207.14	1,889.38	1,889.38	3,039.03	3,039.03	278.73	278.73	-	610
3/2/2023	5,260.26	1,908.65	1,908.65	3,070.03	3,070.03	281.58	281.58	-	613
4/5/2023	23,524.26	8,535.64	8,535.64	13,729.40	13,729.40	1,259.23	1,259.23	(0.01)	616
5/5/2023	2,636.57	956.66	956.66	1,538.77	1,538.77	141.13	141.13	0.01	620
4/11/2023	26.83	9.74	9.74	15.66	15.66	1.44	1.44	(0.01)	
6/6/2023	2,985.17	1,083.15	1,083.15	1,742.23	1,742.23	159.79	159.79	-	624
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
TOTAL	1,829,097.76	663,677.25	663,677.26	1,067,511.04	1,067,511.05	97,909.48	97,909.49	(0.04)	
Net Total on Roll	1,825,073.23		662,216.97		1,065,162.21		\$ 97,694.05		
Collection Surplus / (Deficit)	4,024.53		1,460.29		2,348.84		215.44		

CHECK REQUEST FORM
Ventana

Date:	6/19/2023
Invoice#:	06062023-2
Vendor#:	V00067
Vendor Name:	Ventana
Pay From:	Truist Acct# 1893
Description:	Series 2021 - FY 23 Tax Dist. ID 624
Code to:	201.103200.1000
Amount:	\$159.79
Requested By:	<div>6/19/2023</div> <div><u>Teresa Farlow</u></div>

VENTANA CDD

DISTRICT CHECK REQUEST

Today's Date 6/6/2023
Check Amount \$159.79
Payable To Ventana CDD
Check Description Series 2021 - FY 23 Tax Dist. ID 624
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

ERIC

Authorization

DM		
Fund	<u>001</u>	
G/L	<u>20702</u>	
Object Code		
Chk	#	Date

624

Hillsborough County Tax Collector - Distribution of Property Tax Summary by Agency for 05-01-2023 to 05-31-2023 dated 06-06-2023 - Run 06/04/2023 10:30PM

Distribution ID	Act System Num	Agency Code	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
624	DN022141	FNSD 00141	K-BAR II CDD	3,508.34	0.00	0.00	105.25	0.00	3,613.59	72.28	3,541.31
624	DN022142	FNSD 00142	WATERSET CENTRAL CDD	2,842.21	0.00	0.00	85.27	0.00	2,927.48	58.55	2,868.93
624	DN022143	FNSD 00143	TOUCHSTONE CDD	6,595.62	0.00	0.00	197.87	0.00	6,793.49	135.87	6,657.62
624	DN022144	FNSD 00144	VENTANA CDD	2,957.37	0.00	0.00	88.72	0.00	3,046.09	60.92	2,985.17
624	DN022146	FNSD 00146	SHERWOOD MANOR CDD	2,469.66	0.00	0.00	74.09	0.00	2,543.75	50.87	2,492.88
624	DN022151	FNSD 00151	SHELL POINT CDD	5,989.80	0.00	0.00	179.70	0.00	6,169.50	123.39	6,046.11
624	DN022152	FNSD 00152	CREEK PRESERVE CDD	6,988.10	0.00	0.00	209.64	0.00	7,197.74	143.96	7,053.78
624	DN022153	FNSD 00153	BELMONT II CDD	4,705.79	0.00	0.00	141.18	0.00	4,846.97	96.94	4,750.03
624	DN022154	FNSD 00154	FISHHAWK RANCH CDD	14,256.66	0.00	0.00	427.74	0.00	14,684.40	293.69	14,390.71
624	DN022157	FNSD 00157	NORTH PARK ISLE CDD	298.47	0.00	0.00	24.71	204.96	528.14	10.56	517.58
624	DNPCFGFA	FNSD PCFGFA	FLORIDA GREEN FINANCE AUTHORITY	3,456.89	0.00	0.00	103.71	0.00	3,560.60	71.21	3,489.39
624	DNPCFRED	FNSD PCFRED	FLORIDA RESILIENCY AND ENERGY DISTRICT	8,082.24	0.00	0.00	242.37	0.00	8,324.61	166.49	8,158.12
624	DNPCPACE	FNSD PCPACE	FLORIDA PACE FUNDING AGENCY	3,395.70	0.00	0.00	101.87	0.00	3,497.57	69.95	3,427.62
624	DNPCYGRN	FNSD PCYGRN	GREEN CORRIDOR PROPERTY ASSESSMENT	17,715.14	0.00	0.00	532.77	0.00	18,247.91	364.96	17,882.95
624	DR000001	RRS	REVENUE RECOVERY SOLUTIONS INC	0.00	159,201.44	0.00	0.00	0.00	159,201.44		159,201.44
624	DR021015	FA400	PORT AUTHORITY	55,143.45	0.00	36.81	1,885.26	109.05	57,169.66	1,143.37	56,026.29
624	DS010001	FA320	SCHOOL - LOCAL	1,700,333.78	0.00	532.68	55,437.45	3,080.31	1,759,223.08		1,759,223.08
624	DS010002	FA330	SCHOOL - STATE	2,451,090.82	0.00	902.65	80,864.84	4,446.84	2,537,072.96		2,537,072.96
624	DT021005	FA410	HILLS CO TRANSIT AUTHORITY	320,292.36	0.00	147.42	10,580.25	589.25	331,580.02	6,631.61	324,948.41
624	DW021020	FA500	WATER MANAGEMENT	148,332.72	0.00	85.09	5,015.00	293.43	153,713.02	3,074.29	150,638.73
624	DW021023	FA510	WATER MANAGEMENT N	12.11	0.00	6.06	26.49	0.00	44.66	0.89	43.77
624	DW021030	FA520	WATER MANAGEMENT H	37.36	0.00	18.68	74.39	0.00	130.43	2.60	127.83

VENTANA CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2023, Tax Year 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	\$ 662,216.97	36.28%	0.362800
Net DS 18	\$ 1,065,162.21	58.36%	0.583600
Net DS 21	\$ 97,694.05	5.35%	0.053500
Net Total	1,825,073.23	100.00%	0.946400

Date Received	Amount Received	36.28% Raw Numbers Operations Revenue	36.28% Rounded Operations Revenue	58.36% Raw Numbers 2018 Debt Service Revenue	58.36% Rounded 2018 Debt Service Revenue	5.35% Raw Numbers 2021 Debt Service Revenue	5.35% Rounded 2021 Debt Service Revenue	Proof	Date Transferred / Distribution ID
11/3/2022	6,728.00	2,441.21	2,441.21	3,926.64	3,926.64	360.14	360.14	0.01	595
11/16/2022	33,851.29	12,282.74	12,282.74	19,756.53	19,756.53	1,812.02	1,812.02	0.00	598
11/22/2022	24,576.97	8,917.61	8,917.61	14,343.79	14,343.79	1,315.58	1,315.58	(0.01)	599
11/28/2022	88,106.05	31,968.76	31,968.76	51,421.08	51,421.08	4,716.21	4,716.21	-	600
12/6/2022	1,601,496.51	581,093.49	581,093.49	934,676.78	934,676.78	85,726.25	85,726.25	(0.01)	602
12/13/2022	11,617.02	4,215.17	4,215.17	6,780.01	6,780.01	621.85	621.85	(0.01)	604
1/5/2023	22,306.68	8,093.85	8,093.85	13,018.78	13,018.78	1,194.05	1,194.05	-	606
1/23/2023	775.01	281.21	281.21	452.32	452.32	41.49	41.49	(0.01)	Int
2/3/2023	5,207.14	1,889.38	1,889.38	3,039.03	3,039.03	278.73	278.73	-	610
3/2/2023	5,260.26	1,908.65	1,908.65	3,070.03	3,070.03	281.58	281.58	-	613
4/5/2023	23,524.26	8,535.64	8,535.64	13,729.40	13,729.40	1,259.23	1,259.23	(0.01)	616
5/5/2023	2,636.57	956.66	956.66	1,538.77	1,538.77	141.13	141.13	0.01	620
4/11/2023	26.83	9.74	9.74	15.66	15.66	1.44	1.44	(0.01)	
6/6/2023	2,985.17	1,083.15	1,083.15	1,742.23	1,742.23	159.79	159.79	-	624
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
TOTAL	1,829,097.76	663,677.25	663,677.26	1,067,511.04	1,067,511.05	97,909.48	97,909.49	(0.04)	
Net Total on Roll	1,825,073.23		662,216.97		1,065,162.21		\$ 97,694.05		
Collection Surplus / (Deficit)	4,024.53		1,460.29		2,348.84		215.44		



INVOICE

INVOICE #	INVOICE DATE
TM 543781	6/7/2023
TERMS	PO NUMBER
Net 30	

Bill To:

Ventana CDD
c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Ventana CDD

Invoice Due Date: July 7, 2023

Invoice Amount: \$625.00

Description	Current Amount
Enclave at Ventana one time Mow	
Landscape Enhancement	\$625.00

Invoice Total **\$625.00**

Excellence

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
TM 546088	6/16/2023
TERMS	PO NUMBER
Net 30	

Bill To:

Ventana CDD
c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Ventana CDD

Invoice Due Date: July 16, 2023

Invoice Amount: \$5,589.19

Description	Current Amount
Dead Palm Removals	
Arbor	\$5,589.19

Invoice Total **\$5,589.19**

Excellence

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



ADMIRAL FURNITURE

707 SW 20th STREET
OCALA, FL 34471

www.admiralfurniture.com Phone # 800-999-2589

Invoice

Date	Invoice #
6/13/2023	147528

Bill To
VENTANA CDD KELLY TIMMER 813-543-8194 11101 VENTANA GROVE BLVD RIVERVIEW , FL 33578 USA

Ship To
VENTANA CDD KELLY TIMMER 813-543-8194 11101 VENTANA GROVE BLVD RIVERVIEW , FL 33578 USA

S.O. No.	P.O. No.	CARRIER/ TRACKING	Terms	Rep	ACFQ Number
47528		SEFL	50% DEP / BAL N...	365	61136
Item	Description	Backord...	Invoiced	Rate	Amount
FB_Item	SEATCUSHION - Seat Cushion		1	530.00	530.00
FB_Item	(FOAM & SKIN) 30" X 30" X 7" THICK GRADE C/D FABRIC		1	0.00	0.00
FB_Item	BACKCUSHION - Back Cushion		1	500.00	500.00
FB_Item	(FOAM & SKIN) 60" X 12" HIGH X 6.5" THICK GRADE C/D FABRIC		1	0.00	0.00
FB_Item	SEATCUSHION - Seat Cushion		3	265.00	795.00
FB_Item	(FOAM & SKIN) 30" X 30" X 7" THICK GRADE C/D FABRIC		1	0.00	0.00
FB_Item	SURCHARGE - SURCHARGE		1	91.25	91.25
	Subtotal				1,916.25
FB_Item	Freight - FREIGHT		1	354.61	354.61
FB_Item	SAMPLES ARE HERE GET WITH RALPH		1	0.00	0.00
FB_Item	Freight - FREIGHT Tracking: 30440778-0		1	0.00	0.00
DEPOSIT (REC'...	Customer deposit received on order 2/15/23		1	-1,135.43	-1,135.43

Buyer shall pay interest @ 18% per annum on past due amounts & collection costs.

Venue: Marion CNTY FL

Payment of sales/use tax due is buyer's responsibility.

Terms & Conditions:

Terms: Unless otherwise stated above. Check in full with order or 50% deposit balance due before shipping. (Fla Residents must include sales tax) We accept most major credit cards.

Returns: No returns accepted without written authorization in advance and return freight prepaid. All furniture remains the property of Admiral until invoice is paid in full. Restocking charges may apply.

Freight: All products are shipped F.O.B. Factory via common carrier. Please obtain shipping charges from your sales rep. Freight rates quoted are for curbside delivery only. Inside delivery and lift gates are additional. Customer must note damage to cartons on the freight bill upon delivery.

Subtotal \$1,135.43

Total \$1,135.43

Payments/Credits \$0.00

Balance Due \$1,135.43



MHD Communications
5808 Breckenridge Pkwy Ste G
Tampa, FL 33610
(813) 948-0202

Date	Invoice
06/09/2023	30494
Account	
Ventana CDD	

Bill To:
Ventana CDD Attn: District Invoices 11101 Ventana Grove Blvd Riverview , FL 33578 United States

Ship To
Ventana CDD 11101 Ventana Grove Blvd Riverview , FL 33578 United States

Terms	Due Date	PO Number	Reference	
NET15	06/24/2023			

Service Request Number	367719
Summary	Pool gate stuck with open access
Billing Method	Actual Rates
Detail	<p>Tue 6/6/2023/2:58 PM UTC-04/ Justin Schmidt-</p> <p>The pool gate closest to the pickle ball court is stuck with open access. It seems even when closed, the button is activated to allow people in and out anytime.</p> <p>Can u please have someone come out to fix the issue asap.</p> <p>Thank you,</p> <p>Kelly Timmer On-site Amenities Manager (M) 813-440-7312 Kelly.Timmer@inframark.com </p>
Resolution	
Company Name	Ventana CDD
Contact Name	Kelly Timmer

Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Professional Services Technician	Travel	0.50	150.00	\$75.00
Professional Services Technician	Onsite - Business Hours	1.00	150.00	\$150.00
Total Services:				\$225.00

<p>We appreciate your business!</p> <p>MHD Communications accepts checks and all major credit cards.</p> <p>A late payment charge of 5% per month will be applied to all unpaid balances.</p>	Invoice Subtotal:	\$225.00
	Sales Tax:	\$0.00
	Invoice Total:	\$225.00
	Payments:	\$0.00
	Credits:	\$0.00
Balance Due:		\$225.00

Invoice Time Detail

Invoice Number: 30494
Company: Ventana CDD

Charge To: Ventana CDD / Pool gate stuck with open access Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
06/07/2023	Selin, Aaron	Service Ticket: 367719 Summary: Pool gate stuck with open access	Y	0.50	150.00	\$75.00
06/07/2023	Selin, Aaron	Service Ticket: 367719 Summary: Pool gate stuck with open access	Y	1.00	150.00	\$150.00

Subtotal: \$225.00

Invoice Time Total: **Billable Hours:** **1.50**

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139978101
spearem.jmb@gmail.com



INVOICE

BILL TO
Ventana CDD
Meritus
2005 Pan Am Circle Suite 300
Tampa, FL 33607

INVOICE 5770
DATE 06/02/2023
TERMS Net 15
DUE DATE 06/17/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor Repaired walk-through gate located at pickle ball court.	1	125.00	125.00

Thank You! We Appreciate Your Business.

BALANCE DUE

\$125.00

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139978101
spearem.jmb@gmail.com



INVOICE

BILL TO
Ventana CDD
Meritus
2005 Pan Am Circle Suite 300
Tampa, FL 33607

INVOICE 5777
DATE 06/15/2023
TERMS Net 15
DUE DATE 06/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor Ordered, Installed three new soap dispensers. Disposed of vandalized soap dispensers. Repaired walkthrough gate.	1	225.00	225.00

Thank You! We Appreciate Your Business.

BALANCE DUE

\$225.00

VENTANA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
CHARTER COMMUNICATIONS	0123 070123 ACH	\$182.96		INTERNET SERVICES 07/01/23-07/31/23
INFRAMARK LLC	98321	\$10,457.58		DISTRICT INVOICE JULY 2023
REPUBLIC SERVICES #696	0884 071723 ACH	\$141.33		WASTE PICK UP - 08/01/23-08/31/23
ZEBRA CLEANING TEAM	6327	\$1,150.00		COMMERCIAL POOL SERVICE JULY
Monthly Contract Subtotal		\$11,931.87		
Variable Contract				
CARLOS DE LA OSSA	CDLO 070623	\$200.00		SUPERVISOR MEETING 07/06/2023
JUAN CARLOS REYES	JR 070623	\$200.00		SUPERVISOR MEETING 07/06/2023
KELLY ANN EVANS	KE 070623	\$200.00		SUPERVISOR MEETING 07/06/2023
KELLY TIMMER	KT 070623	\$200.00		SUPERVISOR MEETING 07/06/2023
STRALEY ROBIN VERICKER	23346	\$5,046.21		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 06/11/23
Variable Contract Subtotal		\$5,846.21		
Utilities				
BOCC	8430 071823 ACH	\$403.59		WATER SERVICE 06/14/23-07/17/23
TECO	1918 070723 ACH	\$954.76		ELECTRICITY SERVICES 06/02/23-06/30/23
TECO	204538 070723	\$177.97		ELECTRICITY SERVICES 06/02/23-06/30/23
TECO	6013 060623 ACH	\$12,206.02	\$13,338.75	BULK BILLING - ELECTRICITY SERVICES 04/01/23-05/02/23
Utilities Subtotal		\$13,742.34		
Regular Services				
HOME TEAM PEST DEFENSE	94089020	\$150.00		PEST SERVICES
NEPTUNE SERVICES	0053384	\$195.00		FINAL TRASH SERVICES
OPTIMAL OUTSOURCE	OPT0876212	\$377.60		POSTAGE - 279
OPTIMAL OUTSOURCE	OPT0876213	\$375.28		POSTAGE - 277
OPTIMAL OUTSOURCE	OPT0876214	\$319.64	\$1,072.52	POSTAGE - 229
SPEAREM ENTERPRISES	5813	\$340.00		DOG WASTE SERVICES
SPEAREM ENTERPRISES	5819	\$704.00	\$1,044.00	CLUBHOUSE CLEANING / MATERIALS - 06/16/23-07/16/23
TAMPA BAY TIMES	99212 070523	\$2,338.95		O&M ASSESSMENTS
TAMPA BAY TIMES	99212 071223	\$412.00	\$2,750.95	BUDGET HEARING
TECH STREET GLOBAL SECURITY LLC	203 A	\$2,784.00		POOL MONITORING
Regular Services Subtotal		\$7,996.47		
Additional Services				

VENTANA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
ACTION SECURITY, INC	23621	\$185.00		POOL GATE NOT LOCKING
ACTION SECURITY, INC	23628	\$629.00	\$814.00	ACCESS CARDS
MHD COMMUNICATIONS	30848	\$412.50		HELP DESK TECH - CLIENT CONSULTATION/RESEARCH
MHD COMMUNICATIONS	30990	\$185.00	\$597.50	SYSTEM ENGINEER
SPEAREM ENTERPRISES	5805	\$250.00		REPAIR/REINSTALL SINK
YELLOWSTONE LANDSCAPE	TM 561807	\$1,250.00		LANDSCAPE ENHANCEMENT - RED CEDAR REPLACED
Additional Services Subtotal		\$2,911.50		
TOTAL		\$42,428.39		

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

[] Chariman [] Vice Chariman [] Assistant Secretary

July 1, 2023
Invoice Number: 2455297070123
Account Number: 8337 12 028 2455297
Security Code: 2302
Service At: 11101 VENTANA GROVES BLVD
RIVERVIEW FL 33578-9426

Received

JUL 6 2023

Auto Pay Notice

NEWS AND INFORMATION

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 1-866-519-1263

Summary

Service from 07/01/23 through 07/31/23
details on following pages

Previous Balance	182.96
Payments Received -Thank You!	-182.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	152.97
Spectrum Business™ Voice	29.99
Current Charges	\$182.96
YOUR AUTO PAY WILL BE PROCESSED 07/18/23	
Total Due by Auto Pay	\$182.96

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Telecommunications Relay Service (TRS)

The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services (TRS). TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>. Please dial 711 to be connected to a TRS Center.

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

July 1, 2023

VENTANA CDD

Invoice Number: 2455297070123
Account Number: 8337 12 028 2455297
Service At: 11101 VENTANA GROVES BLVD
RIVERVIEW FL 33578-9426

Total Due by Auto Pay **\$182.96**



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



Invoice Number: VENTANA CDD
 Account Number: 2455297070123
 Security Code: 8337 12 028 2455297
 2302

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 1-866-519-1263

8337 1200 NO RP 01 07022023 NNNNNNNN 01 007033 0023

Charge Details

Previous Balance	182.96
EFT Payment 06/18	-182.96
Remaining Balance	\$0.00

Payments received after 07/01/23 will appear on your next bill.

Service from 07/01/23 through 07/31/23

Spectrum Business™ Internet

Spectrum WiFi	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
Spectrum Business Internet Ultra	199.99
Promotional Discount	-75.00
Business WiFi	7.99
	\$152.97

Spectrum Business™ Internet Total \$152.97

Spectrum Business™ Voice

Phone number (813) 374-2832

Spectrum Business Voice	49.99
Promotional Discount	-20.00
	\$29.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$29.99

Current Charges \$182.96
Total Due by Auto Pay \$182.96

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Authorization to Convert your Check to an Electronic Funds Transfer Debit

- If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

The following taxes, fees and surcharges are included in the price of the applicable service - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$1.52, Florida CST \$3.17, Sales Tax \$0.03, TRS Surcharge \$0.10.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm





2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#98321

CUSTOMER ID

C2292

PO#

INVOICE

DATE

7/19/2023

NET TERMS

Net 30

DUE DATE

8/18/2023

BILL TO

Ventana CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: July 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Personnel Services	1	Ea	2,333.33		2,333.33
District Management	1	Ea	3,750.00		3,750.00
Accounting Services	1	Ea	562.50		562.50
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
B/W Copies	1	Ea	0.15		0.15
Postage	17	Ea	0.60		10.20
Eric Davidson 4-10-23 DNH*GODADDY.COM \$131.76; DNH*GODADDY.COM \$1,844.64	1	Ea	1,976.40		1,976.40
Dissemination Services	1	Ea	700.00		700.00
Subtotal					10,457.58

Subtotal

\$10,457.58

Tax

\$0.00

Total Due

\$10,457.58

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



5210 W Linebaugh Ave
Tampa FL 33624-503434

Customer Service (813) 265-0292
RepublicServices.com/Support

Important Information

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Received

JUL 24 2023

Account Number

3-0696-0044293

Invoice Number

0696-001120884

Invoice Date

July 17, 2023

Previous Balance

\$141.33

Payments/Adjustments

-\$141.33

Current Invoice Charges

\$141.33

Autopayment
\$141.33

Payment Due Date
August 06, 2023

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 07/07	5555555	-\$141.33

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
The Club At Ventana 11101 Ventana Groves Boulevard CSA A217802976 Riverview, FL Contract: 9696002 (C1) 1 Waste Container 4 Cu Yd, 1 Lift Per Week Disposal:SOUTH CO - CLASS 1				
Pickup Service 08/01-08/31			\$132.33	\$132.33
Container Refresh 08/01-08/31		1.0000	\$9.00	\$9.00
CURRENT INVOICE CHARGES, AutoPayment due on August 06, 2023				\$141.33

Simple account access at your fingertips.

Download the Republic Services app or visit
RepublicServices.com today.



5210 W Linebaugh Ave
Tampa FL 33624-503434

Do not Pay

* Thank You For Your Automatic Payment *

Autopayment

\$141.33

Payment Due Date

August 06, 2023

Account Number

3-0696-0044293

Invoice Number

0696-001120884



For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

Address Service Requested



00017745
N207

THE CLUB AT VENTANA
RICK REIDT
2005 PAN AM CIR
STE 300
TAMPA FL 33607-6008



REPUBLIC SERVICES #696
PO BOX 9001099
LOUISVILLE KY 40290-1099

30696004429300000011208840000141330000141335

Zebra Pool Cleaning Team INC.

P.O. BOX 3456
Apollo Beach, FL. 33572
813-279-0437

Invoice

Date	Invoice #
7/1/2023	6327

Bill To
Ventana CDD 111010Ventana Groves Blvd. Riverview,, FL. 33569

Ship To
Ventana CDD 111010Ventana Groves Blvd. Riverview, FL 33569

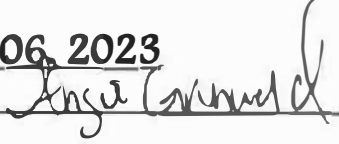
P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		7/1/2023			
Quantity	Item Code	Description			Price Each	Amount
	Commerical Pool S...	Commercial Pool Service July			1,150.00	1,150.00
We appreciate your prompt payment.					Total	\$1,150.00

Ventana CDD

CdIO 070623

MEETING DATE: July 06, 2023

DMS Staff Signature



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	Payment Amount
Carlos de la Ossa	✓ <i>ok</i>	Salary Accepted	\$ 200.00
Vacant		Salary Accepted	\$ 200.00
Juan Carlos Reyes	✓	Salary Accepted	\$ 200.00
Kelly Evans	✓	Salary Accepted	\$ 200.00
Mary Jo Alford-Roberson	✓	Salary Waived	\$ 0.00

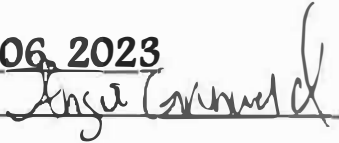
Kelley Timmer ✓
LeCarl "LB" Lockley ✓
OLways X

Accepted
Accepted
declined

Ventana CDDMEETING DATE: July 06, 2023

JR 070623

DMS Staff Signature



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	Payment Amount
Carlos de la Ossa	✓ <i>ok</i>	Salary Accepted	\$ 200.00
Vacant		Salary Accepted	\$ 200.00
Juan Carlos Reyes	✓	Salary Accepted	\$ 200.00
Kelly Evans	✓	Salary Accepted	\$ 200.00
Mary Jo Alford-Roberson	✓	Salary Waived	\$ 0.00

Kelley Timmer ✓
LeCarl "LB" Lockley ✓
OLways X

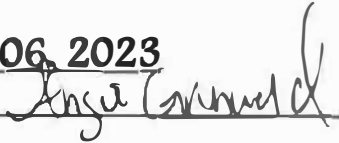
Accepted
Accepted
declined

Ventana CDD

KE 070623

MEETING DATE: July 06, 2023

DMS Staff Signature



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	Payment Amount
Carlos de la Ossa	✓ <i>ok</i>	Salary Accepted	\$ 200.00
Vacant		Salary Accepted	\$ 200.00
Juan Carlos Reyes	✓	Salary Accepted	\$ 200.00
Kelly Evans	✓	Salary Accepted	\$ 200.00
Mary Jo Alford-Roberson	✓	Salary Waived	\$ 0.00

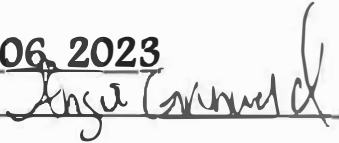
Kelley Timmer ✓
LeCarl "LB" Lockley ✓
OLways X

Accepted
Accepted
declined

Ventana CDDMEETING DATE: July 06, 2023

KT 070623

DMS Staff Signature



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	Payment Amount
Carlos de la Ossa	✓ <i>ok</i>	Salary Accepted	\$ 200.00
Vacant		Salary Accepted	\$ 200.00
Juan Carlos Reyes	✓	Salary Accepted	\$ 200.00
Kelly Evans	✓	Salary Accepted	\$ 200.00
Mary Jo Alford-Roberson	✓	Salary Waived	\$ 0.00

Kelley Timmer ✓
LeCarl "LB" Lockley ✓
OLways X

Accepted
Accepted
declined

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Ventana Community Development District
c/o Inframark
2005 PAN AM CIRCLE, SUITE 300
Tampa, FL 33607

July 17, 2023

Client: 001470

Matter: 000001

Invoice #: 23346

Page: 1

RE: General

For Professional Services Rendered Through July 11, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
5/18/2023	KCH	REVIEW ADDENDUM PROPOSAL; PREPARE ADDENDUM #1 TO LANDSCAPE AGREEMENT WITH YELLOWSTONE.	1.5	\$487.50
5/23/2023	LB	FINALIZE RESOLUTION APPROVING PROPOSED BUDGET FOR FY 2023/2024 AND SETTING PUBLIC HEARING; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.3	\$52.50
5/31/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
5/31/2023	KCH	REVIEW AGENDA AND ATTACHMENTS FOR BOS MEETING.	0.4	\$130.00
6/1/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$187.50
6/1/2023	KCH	FINAL PREP FOR BOS MEETING; ATTEND BOS MEETING.	0.5	\$162.50
6/6/2023	JMV	REVIEW COMMUNICATION FROM A. GRUNWALD RE: CDD ASSESSMENT NOTICE; DRAFT EMAIL TO A. GRUNWALD.	0.4	\$150.00
6/13/2023	LB	REVIEW FY 2023/2024 BUDGET; PREPARE DRAFT MAILED NOTICE LETTER AND PUBLICATION ADS RE FY 2023/2024 O&M ASSESSMENTS AND BUDGET.	1.2	\$210.00
6/16/2023	JMV	PREPARE LEGAL NOTICE FOR CDD BOARD MEETING AND PUBLIC HEARING.	1.1	\$412.50
6/19/2023	LB	FINALIZE MAILED NOTICE LETTER AND PUBLICATION ADS RE FY 2023/2024 BUDGET AND O&M ASSESSMENTS; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.3	\$52.50

SERVICES

Date	Person	Description of Services	Hours	Amount
6/23/2023	KCH	EMAILS WITH RICK REIDT REGARDING DEFINITION OF "QUALIFIED ELECTOR" TO SHARE WITH RESIDENT.	0.5	\$162.50
6/27/2023	LB	REVISE PUBLICATION ADS AND MAILED NOTICE LETTER TO REFLECT NEW DATE, TIME AND LOCATION FOR PUBLIC HEARING ON THE FY 2023/2024 BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.3	\$52.50
6/27/2023	KCH	REVIEW POOL MAINTENANCE CONTRACT AND PREPARE STANDARD AGREEMENT FOR SAME.	1.5	\$487.50
6/28/2023	JMV	TELEPHONE CALL WITH CDD MANAGER AND ENGINEER.	0.6	\$225.00
7/6/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.8	\$300.00
7/6/2023	KCH	REVIEW AGENDA; PREPARE FOR AND ATTEND BOS MEETING IN PERSON; PREP PACKETS FOR NEW SUPERVISORS.	1.8	\$585.00
7/6/2023	MB	PREPARATION FOR AND ATTENDANCE AT DISTRICT BOARD MEETING.	1.6	\$520.00
7/7/2023	JMV	TELEPHONE CALL WITH CDD MANAGER RE: CDD TRANSITION AND BUDGET MEETING.	1.3	\$487.50
7/7/2023	LB	PREPARE CORRESPONDENCE AND MEMOS TO K. TIMMER, L. LOCKLEY, AND A. OLOWOYO, NEWLY APPOINTED BOARD MEMBERS RE FLORIDA'S SUNSHINE LAWS, PUBLIC RECORDS AND CODE OF ETHICS.	1.5	\$262.50
Total Professional Services			16.4	\$5,040.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
7/10/2023	Postage	\$6.21
Total Disbursements		\$6.21

July 17, 2023
Client: 001470
Matter: 000001
Invoice #: 23346

Page: 3

Total Services	\$5,040.00	
Total Disbursements	\$6.21	
Total Current Charges		\$5,046.21
Previous Balance		\$2,185.20
Less Payments		(\$2,185.20)
PAY THIS AMOUNT		\$5,046.21

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
VENTANA CDD	6511068430	07/18/2023	08/08/2023

Service Address: 11101 VENTANA GROVES DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056880	06/14/2023	11243	07/17/2023	11500	25700 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$77.61
Water Base Charge	\$39.42
Water Usage Charge	\$35.54
Sewer Base Charge	\$98.99
Sewer Usage Charge	\$146.75

Summary of Account Charges

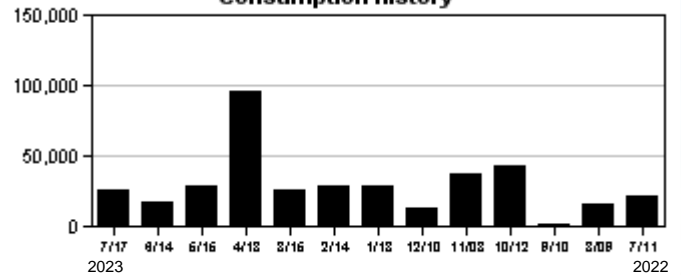
Previous Balance	\$311.25
Net Payments - Thank You	\$-311.25
Total Account Charges	\$403.59

AMOUNT DUE	\$403.59
-------------------	-----------------

Important Message

This account has ACH payment method

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6511068430



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



VENTANA CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

2.292 8

DUE DATE	08/08/2023
AMOUNT DUE	\$403.59
AMOUNT PAID	



VENTANA COMMUNITY DEVELOPMENT
DISTRICT
10009 SYMMES RD, PH 4
RIVERVIEW, FL 33578-9429

Statement Date: July 07, 2023

Amount Due: **\$954.76**

Due Date: July 28, 2023

Account #: 221008861918

DO NOT PAY. Your account will be drafted on July 28, 2023

Received

JUL 12 2023

Account Summary

Current Service Period: June 02, 2023 - June 30, 2023

Previous Amount Due	-\$14.54
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$14.54
Current Month's Charges	\$969.30

Amount Due by July 28, 2023

\$954.76

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



ACT NOW FOR FREE INSTALL!

Keep your business running by protecting
your equipment from harmful surges.

TampaElectric.com/SurgeProtection

Zap Cap
SYSTEMS™



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008861918

Due Date: July 28, 2023

Amount Due: **\$954.76**

Payment Amount: \$ _____

610643325903

Your account will be
drafted on July 28, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

00004463 02 AV 0.49 33607 FTECO107072323442310 00000 03 01000000 014 02 14091 006



VENTANA COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
10009 SYMMES RD
PH 4, RIVERVIEW, FL 33578-9429

Account #: 221008861918
Statement Date: July 07, 2023
Charges Due: July 28, 2023

Service Period: Jun 02, 2023 - Jun 30, 2023

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	399 kWh @ \$0.03511/kWh	\$14.01
Fixture & Maintenance Charge	21 Fixtures	\$342.72
Lighting Pole / Wire	21 Poles	\$583.59
Lighting Fuel Charge	399 kWh @ \$0.05169/kWh	\$20.62
Storm Protection Charge	399 kWh @ \$0.01466/kWh	\$5.85
Clean Energy Transition Mechanism	399 kWh @ \$0.00036/kWh	\$0.14
Storm Surcharge	399 kWh @ \$0.00326/kWh	\$1.30
Florida Gross Receipt Tax		\$1.07

Lighting Charges **\$969.30**

Total Current Month's Charges

\$969.30

00004463-0013848-Page 2 of 12

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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VENTANA COMMUNITY DEVELOPMENT
DISTRICT
11411 FERN HILL DR, WELL/PMP
RIVERVIEW, FL 33578

Statement Date: July 07, 2023

Amount Due: **\$177.97**

Due Date: July 28, 2023

Account #: 211028204538

DO NOT PAY. Your account will be drafted on July 28, 2023

Account Summary

Current Service Period: June 02, 2023 - June 30, 2023

Previous Amount Due	-\$4.67
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$4.67
Current Month's Charges	\$182.64

Amount Due by July 28, 2023

\$177.97

Amount not paid by due date may be assessed a late payment charge and an additional deposit



Your average daily kWh used was **14.29% lower** than it was in your previous period.



Scan here to view your account online.



ACT NOW FOR FREE INSTALL!

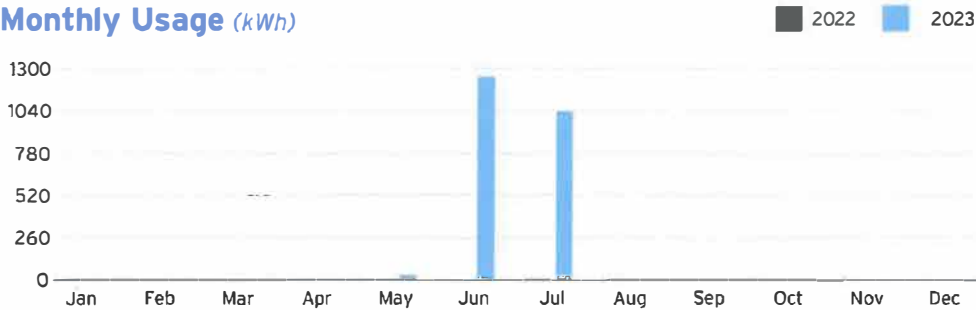
Keep your business running by protecting your equipment from harmful surges.

TampaElectric.com/SurgeProtection

Zap Cap
SYSTEMS™



Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 211028204538

Due Date: July 28, 2023

Amount Due: **\$177.97**

Payment Amount: \$ _____

621754411797

Your account will be
drafted on July 28, 2023

VENTANA COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-2529

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
11411 FERN HILL DR
WELL/PMP, RIVERVIEW, FL 33578

Account #: 211028204538
Statement Date: July 07, 2023
Charges Due: July 28, 2023

Meter Read

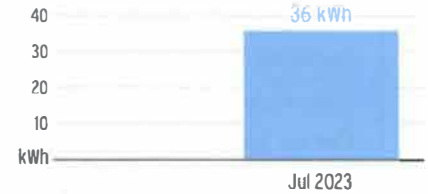
Service Period: Jun 02, 2023 - Jun 30, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000288027	06/30/2023	2,317	1,283		1,034 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	1,034 kWh @ \$0.07990/kWh	\$82.62
Fuel Charge	1,034 kWh @ \$0.05239/kWh	\$54.17
Storm Protection Charge	1,034 kWh @ \$0.00400/kWh	\$4.14
Clean Energy Transition Mechanism	1,034 kWh @ \$0.00427/kWh	\$4.42
Storm Surcharge	1,034 kWh @ \$0.01061/kWh	\$10.97
Florida Gross Receipt Tax		\$4.57
Electric Service Cost		\$182.64

Important Messages

Total Current Month's Charges

\$182.64

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

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TECO
P.O. Box 31318
Tampa, FL 33631-3318
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Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tampaelectric.com). Convenience fee will be charged.



Phone

Toll Free: **866-689-6469**

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

[TampaElectric.com](https://www.tampaelectric.com)

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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VENTANA COMMUNITY DEVELOPMENT
DISTRICT
11411 FERN HILL DR, WELL/PMP
RIVERVIEW, FL 33578

Statement Date: June 06, 2023

Amount Due: \$12,206.02

Due Date: June 20, 2023

Account #: 321000026013

DO NOT PAY. Your account will be drafted on June 20, 2023

Account Summary

Previous Amount Due	\$12,118.16
Payment(s) Received Since Last Statement	-\$12,118.16
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$12,206.02

Amount Due by June 20, 2023 \$12,206.02

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Locations With The Highest Usage



11101 VENTANA
GROVES BL, CLB HSE,
RIVERVIEW, FL 33578

**6,227
KWH**



10812 VENTANA
GROVES BLVD, IRRG,
RIVERVIEW, FL 33578

**2,565
KWH**



Scan here to learn
more about your
redesigned bill
and soon-to-come
Interactive Bill.

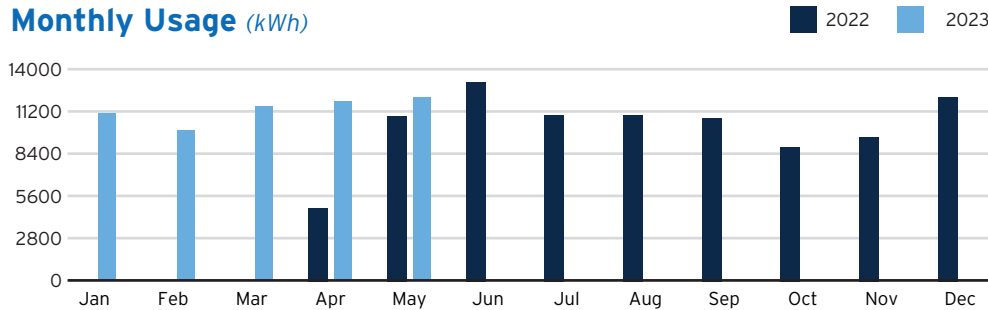


**DOWNED IS
DANGEROUS!**

If you see a downed power line,
move a safe distance away and call 911.

Visit [TampaElectric.com/Safety](https://www.tampaelectric.com/safety)
for more safety tips.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://www.tecoaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 321000026013

Due Date: June 20, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://www.tampaelectric.com/paperless) to enroll now.

Amount Due: \$12,206.02

Payment Amount: \$ _____

700375002697

Your account will be
drafted on June 20, 2023

VENTANA COMMUNITY DEVELOPMENT DISTRICT
11411 FERN HILL DR, WELL/PMP
RIVERVIEW, FL 33578

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

Summary of Charges by Service Address

Account Number: 321000026013

Energy Usage From Last Month

Increased Same Decreased

Service Address: 11545 FERN HILL DR, LIFT STN, RIVERVIEW, FL 33578-3309						Sub-Account Number: 211027066045			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000853636	05/02/2023	3,006		2,429		577 kWh	1	32 Days	\$114.07
									<div><div></div><div>36.7%</div></div>

Service Address: 10370 SYMMES RD, RIVERVIEW, FL 33578						Sub-Account Number: 221007554076			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000605340	05/02/2023	38,142		37,020		1,122 kWh	1	32 Days	\$198.57
									<div><div></div><div>▲ 1.4%</div></div>

Service Address: 11114 FERN HILL DR, GATE, RIVERVIEW, FL 33578						Sub-Account Number: 221007754494			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000605350	05/02/2023	17,711		16,079		1,632 kWh	1	32 Days	\$277.66
									<div><div></div><div>21.9%</div></div>


Service Address: 9935 SYMMES RD PH 2A, LIGHTS, RIVERVIEW, FL 33579					Sub-Account Number: 221007762638					
										Amount: \$3,415.67

Service Address: VENTANA PH 1B FERN HILL DR, LIGHTS, RIVERVIEW, FL 33578		Sub-Account Number: 221007764683	
		Amount: \$1,331.40	


Continued on next page →

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Ways To Pay Your Bill




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Payments:
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Tampa, FL 33631-3318
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Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



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Toll Free: **866-689-6469**

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010

Energy-Saving Programs:
813-275-3909

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Summary of Charges by Service Address

Account Number: 321000026013

Energy Usage From Last Month

 Increased
  Same
  Decreased


Service Address: SYMMES RD AND VENTANA BLVD, LIGHTS, RIVERVIEW, FL 33578

Sub-Account Number: 221007860432

Amount: \$565.73


Service Address: 10812 VENTANA GROVES BLVD, IRRG, RIVERVIEW, FL 33578

Sub-Account Number: 221007884853

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000566744	05/02/2023	63,355		60,790		2,565 kWh	1	32 Days	\$422.30
									 58.1%

Service Address: 11101 VENTANA GROVES BL, CLB HSE, RIVERVIEW, FL 33578

Sub-Account Number: 221007934898

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000813331	05/02/2023	7,773		1,546		6,227 kWh	1	32 Days	\$660.14
1000813331	05/02/2023	12.67		0		12.67 kW	1	32 Days	 6.2%

Service Address: FERN HILL AND SYMMES RD, LIGHTS, RIVERVIEW, FL 33578

Sub-Account Number: 221008001598

Amount: \$1,468.28

Service Address: PH 3A CONE GROVE RD AND VENTANA BLVD, RIVERVIEW, FL 33578

Sub-Account Number: 221008025530

Amount: \$1,675.11

Service Address: FERN HILL PH 1A & 1C, LIGHTS, RIVERVIEW, FL 33578

Sub-Account Number: 221008040141

Amount: \$2,077.09

Total Current Month's Charges

\$12,206.02



Sub-Account #: 211027066045
Statement Date: 06/01/2023

Service Address: 11545 FERN HILL DR, LIFT STN, RIVERVIEW, FL 33578-3309


Meter Read

Service Period: 04/01/2023 - 05/02/2023

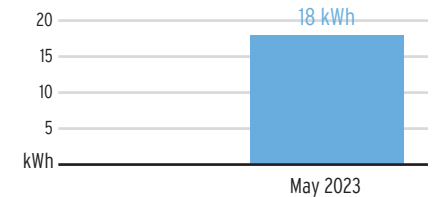
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000853636	05/02/2023	3,006		2,429		577 kWh	1	32 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000		\$24.00
Energy Charge	577 kWh @ \$0.07990/kWh		\$46.10
Fuel Charge	577 kWh @ \$0.05239/kWh		\$30.23
Storm Protection Charge	577 kWh @ \$0.00400/kWh		\$2.31
Clean Energy Transition Mechanism	577 kWh @ \$0.00427/kWh		\$2.46
Storm Surcharge	577 kWh @ \$0.01061/kWh		\$6.12
Florida Gross Receipt Tax			\$2.85
Electric Service Cost			\$114.07

Avg kWh Used Per Day



Current Month's Electric Charges

\$114.07

Billing information continues on next page →



Sub-Account #: 221007554076
Statement Date: 06/01/2023

Service Address: 10370 SYMMES RD, RIVERVIEW, FL 33578

Meter Read


Meter Location: IRR

Service Period: 04/01/2023 - 05/02/2023

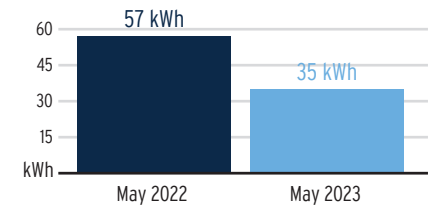
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605340	05/02/2023	38,142		37,020		1,122 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	1,122 kWh @ \$0.07990/kWh	\$89.65
Fuel Charge	1,122 kWh @ \$0.05239/kWh	\$58.78
Storm Protection Charge	1,122 kWh @ \$0.00400/kWh	\$4.49
Clean Energy Transition Mechanism	1,122 kWh @ \$0.00427/kWh	\$4.79
Storm Surcharge	1,122 kWh @ \$0.01061/kWh	\$11.90
Florida Gross Receipt Tax		\$4.96
Electric Service Cost		\$198.57

Avg kWh Used Per Day



Current Month's Electric Charges

\$198.57

Billing information continues on next page →



Sub-Account #: 221007754494
Statement Date: 06/01/2023

Service Address: 11114 FERN HILL DR, GATE, RIVERVIEW, FL 33578


Meter Read

Service Period: 04/01/2023 - 05/02/2023

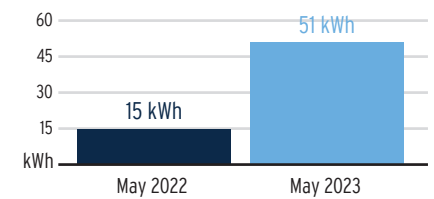
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605350	05/02/2023	17,711		16,079		1,632 kWh	1	32 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	32 days @ \$0.75000		\$24.00
Energy Charge	1,632 kWh @ \$0.07990/kWh		\$130.40
Fuel Charge	1,632 kWh @ \$0.05239/kWh		\$85.50
Storm Protection Charge	1,632 kWh @ \$0.00400/kWh		\$6.53
Clean Energy Transition Mechanism	1,632 kWh @ \$0.00427/kWh		\$6.97
Storm Surcharge	1,632 kWh @ \$0.01061/kWh		\$17.32
Florida Gross Receipt Tax			\$6.94
Electric Service Cost			\$277.66

Avg kWh Used Per Day



Current Month's Electric Charges

\$277.66

Billing information continues on next page →




Sub-Account #: 221007762638
Statement Date: 06/01/2023

Service Address: 9935 SYMMES RD PH 2A, LIGHTS, RIVERVIEW, FL 33579

Service Period: 04/01/2023 - 05/02/2023 **Rate Schedule:** Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days			
Lighting Energy Charge	1406 kWh @ \$0.03511/kWh		\$49.36
Fixture & Maintenance Charge	74 Fixtures		\$1207.68
Lighting Pole / Wire	74 Poles		\$2056.46
Lighting Fuel Charge	1406 kWh @ \$0.05169/kWh		\$72.68
Storm Protection Charge	1406 kWh @ \$0.01466/kWh		\$20.61
Clean Energy Transition Mechanism	1406 kWh @ \$0.00036/kWh		\$0.51
Storm Surcharge	1406 kWh @ \$0.00326/kWh		\$4.58
Florida Gross Receipt Tax			\$3.79
Lighting Charges			\$3,415.67

Current Month's Electric Charges	\$3,415.67
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Billing information continues on next page →




Sub-Account #: 221007764683
Statement Date: 06/01/2023

Service Address: VENTANA PH 1B FERN HILL DR, LIGHTS, RIVERVIEW, FL 33578

Service Period: 04/01/2023 - 05/02/2023 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	513 kWh @ \$0.03511/kWh	\$18.01
Fixture & Maintenance Charge	27 Fixtures	\$440.64
Lighting Pole / Wire	27 Poles	\$750.33
Lighting Fuel Charge	513 kWh @ \$0.05169/kWh	\$26.52
Storm Protection Charge	513 kWh @ \$0.01466/kWh	\$7.52
Clean Energy Transition Mechanism	513 kWh @ \$0.00036/kWh	\$0.18
Storm Surcharge	513 kWh @ \$0.00326/kWh	\$1.67
Florida Gross Receipt Tax		\$1.38
Franchise Fee		\$81.63
Municipal Public Service Tax		\$3.52
Lighting Charges		\$1,331.40

Current Month's Electric Charges \$1,331.40

Billing information continues on next page →




Sub-Account #: 221007860432
Statement Date: 06/01/2023

Service Address: SYMMES RD AND VENTANA BLVD, LIGHTS, RIVERVIEW, FL 33578

Service Period: 04/01/2023 - 05/02/2023 **Rate Schedule:** Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days			
Lighting Energy Charge	297 kWh @ \$0.03511/kWh		\$10.43
Fixture & Maintenance Charge	11 Fixtures		\$228.03
Lighting Pole / Wire	11 Poles		\$305.69
Lighting Fuel Charge	297 kWh @ \$0.05169/kWh		\$15.35
Storm Protection Charge	297 kWh @ \$0.01466/kWh		\$4.35
Clean Energy Transition Mechanism	297 kWh @ \$0.00036/kWh		\$0.11
Storm Surcharge	297 kWh @ \$0.00326/kWh		\$0.97
Florida Gross Receipt Tax			\$0.80
Lighting Charges			\$565.73

Current Month's Electric Charges **\$565.73**

Billing information continues on next page →



Sub-Account #: 221007884853
Statement Date: 06/01/2023

Service Address: 10812 VENTANA GROVES BLVD, IRRG, RIVERVIEW, FL 33578

Meter Read


Meter Location: IRRIGATION

Service Period: 04/01/2023 - 05/02/2023

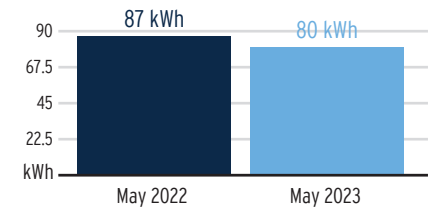
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000566744	05/02/2023	63,355		60,790		2,565 kWh	1	32 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	32 days @ \$0.75000		\$24.00
Energy Charge	2,565 kWh @ \$0.07990/kWh		\$204.94
Fuel Charge	2,565 kWh @ \$0.05239/kWh		\$134.38
Storm Protection Charge	2,565 kWh @ \$0.00400/kWh		\$10.26
Clean Energy Transition Mechanism	2,565 kWh @ \$0.00427/kWh		\$10.95
Storm Surcharge	2,565 kWh @ \$0.01061/kWh		\$27.21
Florida Gross Receipt Tax			\$10.56
Electric Service Cost			\$422.30

Avg kWh Used Per Day



Current Month's Electric Charges

\$422.30

Billing information continues on next page →



Sub-Account #: 221007934898
Statement Date: 06/01/2023

Service Address: 11101 VENTANA GROVES BL, CLB HSE, RIVERVIEW, FL 33578

Meter Read

Meter Location: CLUB HOUSE

Service Period: 04/01/2023 - 05/02/2023

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813331	05/02/2023	7,773		1,546		6,227 kWh	1	32 Days
1000813331	05/02/2023	12.67		0		12.67 kW	1	32 Days

Charge Details



Electric Charges

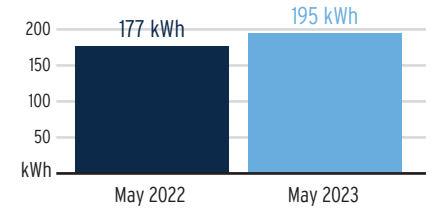
Daily Basic Service Charge	32 days @ \$1.08000	\$34.56
Billing Demand Charge	13 kW @ \$14.13000/kW	\$183.69
Energy Charge	6,227 kWh @ \$0.00736/kWh	\$45.83
Fuel Charge	6,227 kWh @ \$0.05239/kWh	\$326.23
Capacity Charge	13 kW @ -\$0.06000/kW	-\$0.78
Storm Protection Charge	13 kW @ \$0.62000/kW	\$8.06
Energy Conservation Charge	13 kW @ \$0.88000/kW	\$11.44
Environmental Cost Recovery	6,227 kWh @ \$0.00084/kWh	\$5.23
Clean Energy Transition Mechanism	13 kW @ \$1.12000/kW	\$14.56
Storm Surcharge	6,227 kWh @ \$0.00238/kWh	\$14.82
Florida Gross Receipt Tax		\$16.50
Electric Service Cost		\$660.14

Current Month's Electric Charges

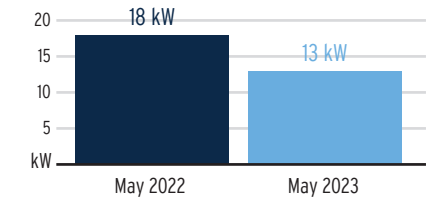
\$660.14

Billing information continues on next page →

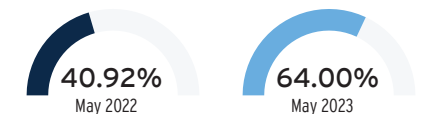
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.




Sub-Account #: 221008001598
Statement Date: 06/01/2023

Service Address: FERN HILL AND SYMMES RD, LIGHTS, RIVERVIEW, FL 33578

Service Period: 04/01/2023 - 05/02/2023 **Rate Schedule:** Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days			
Lighting Energy Charge	544 kWh @ \$0.03511/kWh		\$19.10
Fixture & Maintenance Charge	34 Fixtures		\$313.82
Lighting Pole / Wire	34 Poles		\$1095.82
Lighting Fuel Charge	544 kWh @ \$0.05169/kWh		\$28.12
Storm Protection Charge	544 kWh @ \$0.01466/kWh		\$7.98
Clean Energy Transition Mechanism	544 kWh @ \$0.00036/kWh		\$0.20
Storm Surcharge	544 kWh @ \$0.00326/kWh		\$1.77
Florida Gross Receipt Tax			\$1.47
Lighting Charges			\$1,468.28

Current Month's Electric Charges \$1,468.28

Billing information continues on next page →




Sub-Account #: 221008025530
Statement Date: 06/01/2023

Service Address: PH 3A CONE GROVE RD AND VENTANA BLVD, RIVERVIEW, FL 33578

Service Period: 04/01/2023 - 05/02/2023 **Rate Schedule:** Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days			
Lighting Energy Charge	670 kWh @ \$0.03511/kWh		\$23.52
Fixture & Maintenance Charge	37 Fixtures		\$525.85
Lighting Pole / Wire	37 Poles		\$1077.07
Lighting Fuel Charge	670 kWh @ \$0.05169/kWh		\$34.63
Storm Protection Charge	670 kWh @ \$0.01466/kWh		\$9.82
Clean Energy Transition Mechanism	670 kWh @ \$0.00036/kWh		\$0.24
Storm Surcharge	670 kWh @ \$0.00326/kWh		\$2.18
Florida Gross Receipt Tax			\$1.80
Lighting Charges			\$1,675.11

Current Month's Electric Charges	\$1,675.11
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Billing information continues on next page →




Sub-Account #: 221008040141
Statement Date: 06/01/2023

Service Address: FERN HILL PH 1A & 1C, LIGHTS, RIVERVIEW, FL 33578

Service Period: 04/01/2023 - 05/02/2023 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	855 kWh @ \$0.03511/kWh	\$30.02
Fixture & Maintenance Charge	45 Fixtures	\$734.40
Lighting Pole / Wire	45 Poles	\$1250.55
Lighting Fuel Charge	855 kWh @ \$0.05169/kWh	\$44.19
Storm Protection Charge	855 kWh @ \$0.01466/kWh	\$12.53
Clean Energy Transition Mechanism	855 kWh @ \$0.00036/kWh	\$0.31
Storm Surcharge	855 kWh @ \$0.00326/kWh	\$2.79
Florida Gross Receipt Tax		\$2.30
Lighting Charges		\$2,077.09

Current Month's Electric Charges **\$2,077.09**

Total Current Month's Charges **\$12,206.02**



HomeTeam Pest Defense, Inc.
2720 South Falkenburg Road
Riverview, FL 33578
813-437-6591

Invoice and detailed service report

INVOICE #: 94089020

WORK DATE: 07/18/2023

BILL-TO 3435891

Ventana Club House
Teresa Farlow
11101 Ventana Groves Blvd
Riverview, FL 33578

Phone: 813-415-5633

LOCATION 3435891

Ventana Club House
Teresa Farlow
11101 Ventana Groves Blvd
Riverview, FL 33578

Phone: 813-415-5633

Time In: 7/18/2023 12:06:00 PM

Time Out: 7/18/2023 12:30:14 PM

Customer Signature

Customer is unavailable to sign

Technician Signature

John Martin

License #:

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Pest Control Service	1.00	150.00	150.00
Subtotal					150.00
Tax					0.00
Total					150.00
Total Due:					150.00

Today's Service Comments

Hi, Mr/Ms resident management ,

Today's 6-Point Advantage Service:

1. Inspected the exterior of your home to identify potential pest problems
2. Removed and treated cobwebs and wasps nests within reach
3. Provided conventional pest control applications
4. Treated pest entry points around doors and windows
5. Applied pest control materials around the outside perimeter of your home.
6. Provided this detailed service report.

Today's Service Comments:

Today, your regular quarterly pest control service was performed. I removed multiple wasp nests from inside the windows, but found no other significant activity. You will likely see dead or dying insects over the course of the next couple of days but it will decrease and you should be in the clear after about 3 to 5 days. Thank you for allowing us the opportunity to service your home. Dallas

Curbside Call was completed yes

Thank you for choosing HomeTeam Pest Defense as your service provider.
Your next scheduled service month will be in 3 months .

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. .
. .
. .

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Demand G		100-1240	0.0450%	n/a	Lambda-cyhalothrin	2.5000 Pound	2.5000 Pound
Target Pests: Ants							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Patrol		100-1066	9.7000%	0.0300	Lambda-cyhalothrin	1.5000 Gallon	0.5939 Fluid Ounce
Target Pests: Mosquito							

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.



HomeTeam Pest Defense, Inc.
2720 South Falkenburg Road
Riverview, FL 33578
813-437-6591

Invoice and detailed service report

INVOICE #: 94089020

WORK DATE: 07/18/2023

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Suspend Polyzone		432-1514	4.7500%	0.0300	Deltamethrin	17.0000 Ounce	
Target Pests: Ants							

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Demand G	0.0450%	2.5000 Pound		12:29:29 PM
100-1240	n/a	2.5000 Pound	Broadcast	
Target Pests: Ants				
Weather: 0°, 0 MPH				
Patrol	9.7000%	1.5000 Gallon	Backpack Compressed Sprayer	12:29:38 PM
100-1066	0.03000000	0.5939 Fluid Ounce	Surface application	
Target Pests: Mosquito				
Weather: 0°, 0 MPH				
Suspend Polyzone	4.7500%	17.0000 Ounce	One Gallon Compressed Sprayer	12:29:47 PM
432-1514	0.03000000		Crack & Crevice	
Target Pests: Ants				
Weather: 0°, 0 MPH				

GENERAL COMMENTS / INSTRUCTIONS

If this ticket shows a previous balance due which has been paid, please disregard & accept our thanks for your payment. If you have questions about your service or invoice, please call us at the telephone number listed above. Pay online at www.pestdefense.com

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.



Neptune Multi services LLC

11423 Crestlake Village Dr
Riverview, FL, 33569
Neptunemts@gmail.com
<https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo>
813-778-9857

Invoice

Invoice No: 0053384
Date: 07/10/2023
Terms: NET 0
Due Date: 07/10/2023

Bill To: Ventana CDD
inframark@avidbill.com

Description	Quantity	Rate	Amount
Final Trash service June 2	3	\$65.00	\$195.00

Payment Instructions

Zelle @8133257684
Cashapp \$neptunejku

Subtotal	\$195.00
TAX 0%	\$0.00
Total	\$195.00
Paid	\$0.00

Balance Due \$195.00

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569

Remittance Advice for Invoice # 0053384 on 07/10/2023

Balance Due \$195.00

Paid

Received From: Ventana CDD

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





7 Rancho Cr
Lake Forest, CA 92630
(949) 916-3700
billing@optimaloutsource.com

Invoice **OPT0876212**

Jul 19, 2023

Client Meritus Associations - CDD-1012
Association Not selected
Product Mail My PDF
Job Number HOTuH9Hb3MPDF
Job Name Ventana FY 2024 Assessments
PO Number Ventana FY 2024 Assessments
Due Date Aug 18, 2023

Thanks for your order!

Meritus Associations - CDD
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Summary	Qty	Price	Tax	Subtotal
Materials & Services	1	117.180	T	\$117.18
Printing, inserting and mailing.				
279 1-5 sheets @ \$0.29 base (\$0.13 each additional sheet)				
279 2 Sheets total: 117.18				
279 #10 Envelope				
Postage 1 oz Letter	279	0.630	N	\$175.77
Rush Fee	1	43.000	T	\$43.00
Recovery Surcharge (26.000%)	1	41.647	T	\$41.65
Subtotal				\$377.60
Tax				\$0.00
Total				\$377.60

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:
Optimal Outsource
PO Box 8307
Southeastern, PA 19398-8307



7 Rancho Cr
Lake Forest, CA 92630
(949) 916-3700
billing@optimaloutsource.com

Invoice OPT0876213
Jul 19, 2023

Client Meritus Associations - CDD-1012
Association Not selected
Product Mail My PDF
Job Number HOTrnsVDxMPDF
Job Name Ventana FY 2024 Assessments
PO Number Ventana FY 2024 Assessments
Due Date Aug 18, 2023

Thanks for your order!

Meritus Associations - CDD
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Summary	Qty	Price	Tax	Subtotal
Materials & Services	1	116.340	T	\$116.34
Printing, inserting and mailing.				
277 1-5 sheets @ \$0.29 base (\$0.13 each additional sheet)				
277 2 Sheets total: 116.34				
277 #10 Envelope				
Postage 1 oz Letter	277	0.630	N	\$174.51
Rush Fee	1	43.000	T	\$43.00
Recovery Surcharge (26.000%)	1	41.428	T	\$41.43
Subtotal				\$375.28
Tax				\$0.00
Total				\$375.28

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Make check payable to:
Optimal Outsource
PO Box 8307
Southeastern, PA 19398-8307



7 Rancho Cr
Lake Forest, CA 92630
(949) 916-3700
billing@optimaloutsource.com

Invoice OPT0876214
Jul 19, 2023
Client Meritus Associations - CDD-1012
Association Not selected
Product Mail My PDF
Job Number HOTxa2MM7MPDF
Job Name Ventana FY 2024 Assessments
PO Number Ventana FY 2024 Assessments
Due Date Aug 18, 2023

Thanks for your order!

Meritus Associations - CDD
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Summary	Qty	Price	Tax	Subtotal
Materials & Services	1	96.180	T	\$96.18
Printing, inserting and mailing.				
229 1-5 sheets @ \$0.29 base (\$0.13 each additional sheet)				
229 2 Sheets total: 96.18				
229 #10 Envelope				
Postage 1 oz Letter	229	0.630	N	\$144.27
Rush Fee	1	43.000	T	\$43.00
Recovery Surcharge (26.000%)	1	36.187	T	\$36.19
Subtotal				\$319.64
Tax				\$0.00
Total				\$319.64

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:
Optimal Outsource
PO Box 8307
Southeastern, PA 19398-8307

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139978101
spearem.jmb@gmail.com



INVOICE

BILL TO
Ventana CDD
Meritus
2005 Pan Am Circle Suite 300
Tampa, FL 33607

INVOICE 5813
DATE 07/12/2023
TERMS Net 15
DUE DATE 07/27/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 6/16 to 7/16 service dog waste cans. 7 cans 1 time per week includes trash bags mut mits and disposal	4	85.00	340.00

Thank You! We Appreciate Your Business.

BALANCE DUE **\$340.00**

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139978101
spearem.jmb@gmail.com



INVOICE

BILL TO
Ventana CDD
Meritus
2005 Pan Am Circle Suite 300
Tampa, FL 33607

INVOICE 5819
DATE 07/12/2023
TERMS Net 15
DUE DATE 07/27/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 6/16 to 7/16 4 weeks 2 times per week clubhouse cleaning services	4	145.00	580.00
Material paper goods trash bags and soap	1	74.00	74.00
Fuel Surcharge cost of fuel has went up DRASTICALLY.	1	50.00	50.00

Thank You! We Appreciate Your Business.

BALANCE DUE **\$704.00**



Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/ 5/23		VENTANA CDD	
Billing Date		Sales Rep	Customer Account
07/05/2023		Deirdre Bonett	99212
Total Amount Due		Ad Number	
\$2,338.95		0000294724	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/05/23	07/05/23	0000294724	Times	Legals CLS	O&M Assessments	1	4x10 25 IN	\$2,334.95
07/05/23	07/05/23	0000294724	Tampabay.com	Legals CLS	O&M Assessments AffidavitMaterial	1	4x10 25 IN	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
07/ 5/23		VENTANA CDD	
Billing Date		Sales Rep	Customer Account
07/05/2023		Deirdre Bonett	99212
Total Amount Due		Ad Number	
\$2,338.95		0000294724	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

VENTANA CDD
ATTN: MERITUS
2005 PAM AM CIRCLE #300
TAMPA, FL 33607

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of: **7/ 5/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

DB

Signature Affiant

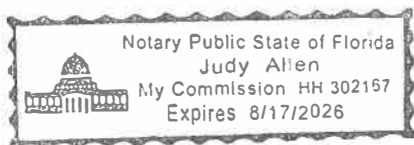
Sworn to and subscribed before me this 07/05/2023

Judy Allen
of Notary Public

~~Signature of Notary Public~~

Personally known ☒ or produced identification

Type of identification produced _____



Notice of Public Hearing and Board of Supervisors Meeting of the Ventana Community Development District

The Board of Supervisors (the "**Board**") of the Ventana Community Development District (the "**District**") will hold a public hearing and a meeting on August 8, 2023, at 4:30 p.m. at The Ventana Clubhouse at 11101 Ventana Groves Boulevard Riverview, FL 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "**O&M Assessments**").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget,

provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.ventanacdd.com, or may be obtained by contacting the District Manager's office via email at Angie.Grunwald@inframark.com or via phone at (813) 873-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

SCHEDULE OF ANNUAL ASSESSMENTS

			Fiscal Year 2023			Fiscal Year 2024			Total Increase / (Decrease) in Annual Assmt	
Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2024 Total Assessment		
Series 2018, Phases 1, 2, & 3										
Single Family 40'	1,000	211	\$1,251.06	\$720.52	\$1,971.58	\$1,251.06	\$1,317.96	\$2,569.02	\$597.44	
Single Family 50'	1,250	281	\$1,563.83	\$900.65	\$2,464.48	\$1,563.83	\$1,647.44	\$3,211.27	\$746.79	
Single Family 60'	1,500	229	\$1,876.60	\$1,080.77	\$2,957.37	\$1,876.60	\$1,976.93	\$3,853.53	\$896.16	
SUBTOTAL		721								
Series 2021- Expansion Area										
Single Family 40'	1,000	72	\$1,413.47	\$720.52	\$2,133.99	\$1,413.47	\$1,317.96	\$2,761.43	\$597.44	
SUBTOTAL		72								
TOTAL		793								

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2023 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

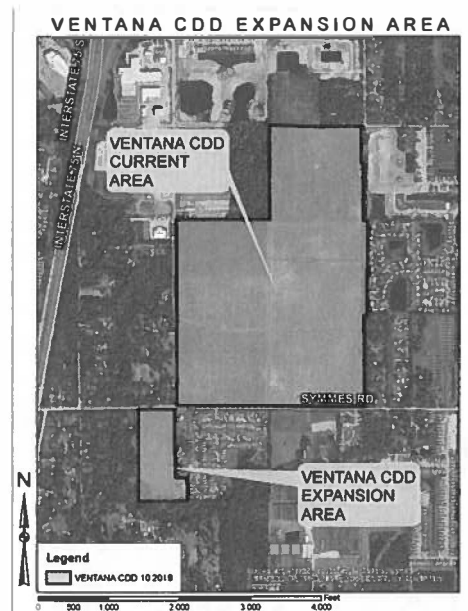
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Angie Grunwald
District Manager





tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/12/23		VENTANA CDD	
Billing Date	Sales Rep	Customer Account	
07/12/2023	Deirdre Bonett	99212	
Total Amount Due		Ad Number	
\$412.00		0000294730	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/12/23	07/12/23	0000294730	Times	Legals CLS	Buydget Hearing	1	2x49 L	\$408.00
07/12/23	07/12/23	0000294730	Tampabay.com	Legals CLS	Buydget Hearing	1	2x49 L	\$0.00
					AffidavitMaterial			\$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
07/12/23		VENTANA CDD	
Billing Date	Sales Rep	Customer Account	
07/12/2023	Deirdre Bonett	99212	
Total Amount Due		Ad Number	
\$412.00		0000294730	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

VENTANA CDD
ATTN: MERITUS
2005 PAM AM CIRCLE #300
TAMPA, FL 33607

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter **RE: Buydget Hearing** was published in said newspaper by print in the issues of: **7/12/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature A 

Sworn to and subscribed before me this **07/12/2023**

Judy Allen

Notary Public

Signature of Notary Public

Personally known	X	or produced identification
------------------	---	----------------------------

Type of identification produced

Notice of Public Hearing and Board of Supervisors Meeting of the Ventana Community Development District

The Board of Supervisors (the "Board") of the Ventana Community Development District (the "District") will hold a public hearing and a meeting on August 8, 2023, at 4:30 p.m. at the Ventana Clubhouse at 11101 Ventana Groves Boulevard Riverview, FL 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.ventanacdd.com, or may be obtained by contacting the District Manager's office via email at Angie.Grunwald@inframark.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

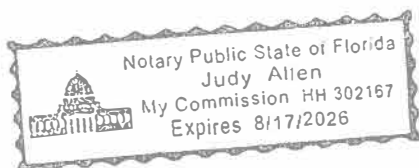
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Angie Grunwald
District Manager

Run Date: July 12, 2023

0000294730





INVOICE

TSG Security L.L.C
14555 hudson ave
SPRING HILL, Florida 34610
United States

7277538797
www.TSGsecurityllc.com

BILL TO
Ventana ccd clubhouse
invoice accounting department

8134407312
inframark@avidbill.com

Invoice Number: 203
Invoice Date: June 30, 2023
Payment Due: July 1, 2023
Amount Due (USD): \$2,784.00

Items	Quantity	Price	Amount
Pool monitoring Every payment due on the 1st of each month	96	\$29.00	\$2,784.00
Subtotal:			\$2,784.00
Total:			\$2,784.00
Amount Due (USD):			\$2,784.00

ACTION SECURITY, INC.
1505 MANOR RD
ENGLEWOOD, FL 34223
Sales@ActionSecurityFL.com

Invoice

**BILL TO**

Ventana Groves CDD
Ventana Groves CDD
c/o Meritus Corp
2005 Pan Am Circle, Suite 300
Tampa, FL
33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
23621	07/07/2023	\$185.00	08/04/2023	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Labor 6/26/2023 Provided service per customer request, to checkout report of maglock on Amenity center pool gate not locking. Inspected equipment and was able to re-secure loose maglock and bracket in order to get gate to lock as designed. Tested and left operational.	1	125.00	125.00
Trip charge	1	60.00	60.00

FL Contractor ES12001404

BALANCE DUE

\$185.00

Thank you, we appreciate your business!

ACTION SECURITY, INC.
1505 MANOR RD
ENGLEWOOD, FL 34223
Sales@ActionSecurityFL.com

Invoice

**BILL TO**

Ventana Groves CDD
Ventana Groves CDD
c/o Meritus Corp
2005 Pan Am Circle, Suite 300
Tampa, FL
33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
23628	07/11/2023	\$629.00	08/07/2023	Due on receipt	

SALES REP

Kelly

ACTIVITY	QTY	RATE	AMOUNT
Service Provide customer with (QTY: 100) HID compatible access cards to work in conjunction with Amenity Center access control system.	100	5.79	579.00
FC: 029 H26 SEQ: 401-500			
Shipping & Handling Ship To:	1	50.00	50.00
Ventana Groves Attn: Jessica Bayonet/Inframark 2005 Pan Am Circle Ste 300 Tampa, FL 33607			

FL Contractor ES12001404

BALANCE DUE

\$629.00

Thank you, we appreciate your business!



MHD Communications
5808 Breckenridge Pkwy Ste G
Tampa, FL 33610
(813) 948-0202

Date	Invoice
07/11/2023	30848
Account	
Inframark	

VENTANA CDD

Bill To:
Inframark Attn: Accounts Payable 2002 W Grand Parkway N Suite 100 Katy, TX 77449 United States

Ship To
Inframark 2002 W Grand Parkway N Suite 100 Katy, TX 77449 United States

Terms	Due Date	PO Number	Reference	
NET15	07/26/2023			

Service Request Number	375824
Summary Billing Method Detail	<p>User Access update Actual Rates Tue 7/11/2023/4:52 PM UTC-04/ kellymarietimmer@gmail.com This email comes from outside the organization. Do not click links or open attachments unless it is an email you expected to receive.</p> <p>All set! We are in. I appreciate your help today. Have a good one.</p> <p>On Tue, Jul 11, 2023 at 4:10 PM MHD Communications Help Desk <helpdesk@mhdit.com> wrote:</p> <p>Tue 7/11/2023/4:07 PM UTC-04/ Ryan Goodman (time)- Hi Kelly,</p> <p>My apologies, I've resent it out as an un-encrypted email to the email you provided previously. Please let me know if you have received it.</p> <p>Regards,</p> <p>Ryan Goodman MHD Communications</p> <p>Tue 7/11/2023/3:16 PM UTC-04/ kellymarietimmer@gmail.com This email comes from outside the organization. Do not click links or open attachments unless it is an email you expected to receive.</p> <p>Thank you for the IP and port, but I am unable to see the username and pw info.</p> <p>On Tue, Jul 11, 2023 at 2:57 PM MHD Communications Help Desk <helpdesk@mhdit.com> wrote:</p> <p>Tue 7/11/2023/2:55 PM UTC-04/ Ryan Goodman (time)- Hi Kelly,</p> <p>My apologies for the miscommunication regarding IP's, please see below for the proper IP for Ventana CDD. I have also sent another email directly to you, with the login information.</p> <p>IP: 97.76.120.14 Port: 8000</p>

Regards,

Ryan Goodman
MHD Communications

Tue 7/11/2023/2:02 PM UTC-04/ kellymarietimmer@gmail.com
This email comes from outside the organization.
Do not click links or open attachments unless it is an email you expected to receive.

The Ventana I am referencing is at 11101 Ventana Groves.

On Tue, Jul 11, 2023, 1:32 PM MHD Communications Help Desk
<helpdesk@mhdit.com> wrote:

Tue 7/11/2023/2:02 PM UTC-04/ kellymarietimmer@gmail.com
This is the first email you've received from this external sender.
Do not click links or open attachments unless it is an email you expected to receive.

Thanks for the info, but this isn't the correct IP for Ventana. Those cameras are definitely not of our community or facilities.

On Tue, Jul 11, 2023, 1:32 PM MHD Communications Help Desk
<helpdesk@mhdit.com> wrote:

Tue 7/11/2023/1:28 PM UTC-04/ Ryan Goodman (time)-
Hi Kelly,

As we discussed on the phone, please see below for instructions and information on downloading the Hik-Connect app direct from their website:

<https://us.hikvision.com/en/products/software/hikvision-app-store/hik-connect>

On the right side of the page, you see a field titled "SOFTWARE", with options for Android and iPhone under it. Clicking either of these links will show a QR code that you can scan with your phone. This will download the application. For android devices, it will download a standalone .APK file that will need to be manually installed.

Here is the information needed to connect to the NVR:
IP: <http://144.129.211.107/>
If it wants a DDNS address use: ventana-tpa.fortiddns.com
Port: 8000

Please let me know if you run into any issues!

Regards,

Ryan Goodman
MHD Communications

Tue 7/11/2023/1:06 PM UTC-04/ Ryan Goodman (time)-
Investigated and spoke with Kelly
- Josh had already given her the credentials and WAN information but she needed an app
- When I tried to find which app was available on android devices, there is no longer a download option available within the Playstore
- However the app store still seems to have it hosted

Called Kelly back and let her know I would be sending her an email with WAN, port and application info for where she can download it from HIK-VISIONS website.

Emailing

Tue 7/11/2023/11:35 AM UTC-04/ Josh Nielsen (time)-
Researching the issue and the company.
- WAN IP for cameras: 144.129.211.107
- Can access externally

Reaching out to Kelly

Setting up a one time remote session with the user

- Logged into the cameras without issue
- Updated the ventana_operator password

Running into issues with setting up access to the nvr via Android. User is using vmax+ to access the cameras

- Tested logging into the app and cameras on my device and had no luck

Mon 7/10/2023/5:36 PM UTC-04/ noreply@voicemail.goto.com

This email comes from outside the organization.

Do not click links or open attachments unless it is an email you expected to receive.

[GoTo logo]

You received a new voicemail message

[Info] New voicemail message

Time: Monday, July 10 2023 5:33 PM

From: TIMMER KELLY MA (813) 553-0283

Duration: 39 seconds

Voicemail box: 6002

Transcript:

Hi, this is Kelly Timur. I'm with Ventana CBD. If someone could please give me a call back, I'd appreciate it. I need to set up a few of our Board members with access to the cameras here at the Club House. So, if someone could call me back, so we can get that info, I'm unable to pull it from my work phone to provide to them on their personal phones. But, my phone number where I can be reached is (813) 553-0283, again, (813) 553-0283. I look forward to hearing from you. Thanks so much.

Rate this transcript's accuracy

[Star rating]

Mailbox Capacity: 98/99 available

© 2023 GoTo Group, Inc.

333 Summer St, Boston, MA 02210, United States

Follow us on Twitter, LinkedIn, Facebook

[image]

Resolution

Tue 7/11/2023/1:28 PM UTC-04/ Ryan Goodman (time)-

Hi Kelly,

As we discussed on the phone, please see below for instructions and information on downloading the Hik-Connect app direct from their website:

<https://us.hikvision.com/en/products/software/hikvision-app-store/hik-connect>

On the right side of the page, you see a field titled "SOFTWARE", with options for Android and iPhone under it. Clicking either of these links will show a QR code that you can scan with your phone. This will download the application. For android devices, it will download a standalone .APK file that will need to be manually installed.

Here is the information needed to connect to the NVR:

IP: <http://144.129.211.107/>

If it wants a DDNS address use: ventura-tpa.fortiddns.com

Port: 8000

Please let me know if you run into any issues!

Regards,

Ryan Goodman

MHD Communications

Tue 7/11/2023/11:35 AM UTC-04/ Josh Nielsen (time)-

Researching the issue and the company.

- WAN IP for cameras: 144.129.211.107

- Can access externally

Reaching out to Kelly				
Setting up a one time remote session with the user				
- Logged into the cameras without issue				
- Updated the ventana_operator password				
Running into issues with setting up access to the nvr via Android. User is using vmax+ to access the cameras				
- Tested logging into the app and cameras on my device and had no luck				
Company Name	Inframark			
Contact Name				
Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Help Desk Technician	Client Consultation / Research	0.25	150.00	\$37.50
Help Desk Technician	Remote - Business Hours	2.50	150.00	\$375.00
Total Services:				\$412.50
We appreciate your business! MHD Communications accepts checks and all major credit cards. A late payment charge of 5% per month will be applied to all unpaid balances.		Invoice Subtotal:	\$412.50	
		Sales Tax:	\$0.00	
		Invoice Total:	\$412.50	
		Payments:	\$0.00	
		Credits:	\$0.00	
		Balance Due:	\$412.50	

Invoice Time Detail

Invoice Number: 30848
Company: Inframark

Charge To: Inframark / User Access update Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
07/11/2023	Nielsen, Josh	Service Ticket: 375824 Summary: User Access update Researching the issue and the company. - WAN IP for cameras: 144.129.211.107 - Can access externally Reaching out to Kelly Setting up a one time remote session with the user - Logged into the cameras without issue - Updated the ventana_operator password Running into issues with setting up access to the nvr via Android. User is using vmax+ to access the cameras - Tested logging into the app and cameras on my device and had no luck	Y	0.50	150.00	\$75.00
07/11/2023	Goodman, Ryan	Service Ticket: 375824 Summary: User Access update Investigated and spoke with Kelly - Josh had already given her the credentials and WAN information but she needed an app - When I tried to find which app was available on android devices, there is no longer a download option available within the Playstore - - However the app store still seems to have it hosted Called Kelly back and let her know I would be sending her an email with WAN, port and application info for where she can download it from HIK-VISIONS website. Emailing	Y	0.50	150.00	\$75.00
07/11/2023	Goodman, Ryan	Service Ticket: 375824 Summary: User Access update Hi Kelly,	Y	0.25	150.00	\$37.50

As we discussed on the phone, please see below for instructions and information on downloading the Hik-Connect app direct from their website:

<https://us.hikvision.com/en/products/software/hikvision-app-store/hik-connect>

On the right side of the page, you see a field titled "SOFTWARE", with options for Android and iPhone under it. Clicking either of these links will show a QR code that you can scan with your phone. This will download the application. For android devices, it will download a standalone .APK file that will need to be manually installed.

Here is the information needed to connect to the NVR:
 IP: http://144.129.211.107/
 If it wants a DDNS address use: ventana-tpa.fortiddns.com
 Port: 8000

Please let me know if you run into any issues!

Regards,

Ryan Goodman
 MHD Communications

07/11/2023 Baker, Skyler	Service Ticket: 375824	Y	0.75	150.00	\$112.50
	Summary: User Access update				
07/11/2023 Goodman, Ryan	Service Ticket: 375824	Y	0.75	150.00	\$112.50
	Summary: User Access update				

Subtotal: \$412.50

Invoice Time Total:

Billable Hours:

2.75



MHD Communications
5808 Breckenridge Pkwy Ste G
Tampa, FL 33610
(813) 948-0202

Date	Invoice
07/27/2023	30990
Account	
Ventana CDD	

Bill To:
Ventana CDD Attn: District Invoices 11101 Ventana Grove Blvd Riverview , FL 33578 United States

Ship To
Ventana CDD 11101 Ventana Grove Blvd Riverview , FL 33578 United States

Terms	Due Date	PO Number	Reference	
NET15	08/11/2023			

Service Request Number	379551
Summary	User can't open cameras
Billing Method	Actual Rates
Detail	<p>Tue 7/25/2023/4:38 PM UTC-04/ Nate Huitt (time)- -Assisted Frank with adding cameras for Meritus Corp Ventana location WAN: 97.76.120.14 -Frank had to clear out the settings multiple times before the cameras finally added</p> <p>Tue 7/25/2023/4:11 PM UTC-04/ Nate Huitt (time)- Rick,</p> <p>I tried calling and left a voicemail. I tested them on my cell phone and confirmed I am able to see the cameras using the public IP of 144.129.211.107. Please reach out to us if you're still having any issues with your cameras.</p> <p>Thank you, Nathan H.</p> <p>Tue 7/25/2023/2:33 PM UTC-04/ Josh Nielsen- Users called in stating they couldn't reach the cameras in Avelar Creek on their phone. Cameras were showing offline in the app. The user stated there was no power issue over there and that they did restart their IVMS app</p>
Resolution	<p>Tue 7/25/2023/4:38 PM UTC-04/ Nate Huitt (time)- -Assisted Frank with adding cameras for Meritus Corp Ventana location WAN: 97.76.120.14 -Frank had to clear out the settings multiple times before the cameras finally added</p> <p>Tue 7/25/2023/4:11 PM UTC-04/ Nate Huitt (time)- Rick,</p> <p>I tried calling and left a voicemail. I tested them on my cell phone and confirmed I am able to see the cameras using the public IP of 144.129.211.107. Please reach out to us if you're still having any issues with your cameras.</p> <p>Thank you, Nathan H.</p>
Company Name	Ventana CDD
Contact Name	Rick Reidt

Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
System Engineer	Remote - Business Hours	1.00	185.00	\$185.00
Total Services:				\$185.00
<p>We appreciate your business!</p> <p>MHD Communications accepts checks and all major credit cards.</p> <p>A late payment charge of 5% per month will be applied to all unpaid balances.</p>		Invoice Subtotal:	\$185.00	
		Sales Tax:	\$0.00	
		Invoice Total:	\$185.00	
		Payments:	\$0.00	
		Credits:	\$0.00	
		Balance Due:	\$185.00	

Invoice Time Detail

Invoice Number: 30990
Company: Ventana CDD

Charge To: Ventana CDD / User can't open cameras Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
07/25/2023	Huitt, Nate	Service Ticket: 379551 Summary: User can't open cameras Rick, I tried calling and left a voicemail. I tested them on my cell phone and confirmed I am able to see the cameras using the public IP of 144.129.211.107. Please reach out to us if you're still having any issues with your cameras. Thank you, Nathan H.	Y	0.25	185.00	\$46.25
07/25/2023	Huitt, Nate	Service Ticket: 379551 Summary: User can't open cameras -Assisted Frank with adding cameras for Meritus Corp Ventana location WAN: 97.76.120.14 -Frank had to clear out the settings multiple times before the cameras finally added	Y	0.75	185.00	\$138.75

Subtotal: \$185.00

Invoice Time Total: **Billable Hours:** **1.00**

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139978101
spearem.jmb@gmail.com



INVOICE

BILL TO
Ventana CDD
Meritus
2005 Pan Am Circle Suite 300
Tampa, FL 33607

INVOICE 5805
DATE 07/05/2023
TERMS Net 15
DUE DATE 07/20/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor Repair and reinstall vandalized sink in womans bathroom. clean up piles of trash and spent fireworks on pool deck	1	250.00	250.00

Thank You! We Appreciate Your Business.

BALANCE DUE **\$250.00**



INVOICE

INVOICE #	INVOICE DATE
TM 561807	7/24/2023
TERMS	PO NUMBER
Net 30	

Bill To:

Ventana CDD
c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Ventana CDD**Address:** 11101 Ventana Groves Blvd.
Riverview, FL 33578**Invoice Due Date:** August 23, 2023**Invoice Amount:** \$1,250.00

Description	Current Amount
Red Cedar Replacements	
Landscape Enhancement	\$1,250.00

Invoice Total **\$1,250.00**

Excellence
IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2023

Prepared by:



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

VENTANA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2018							TOTAL
	GENERAL	SERIES 2018	SERIES 2021	CAPITAL	GENERAL	GENERAL		
	FUND	DEBT SERVICE	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM		
	FUND	FUND	FUND	FUND	FUND	DEBT FUND		
ASSETS								
Cash - Operating Account	\$ 166,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 166,000	
Cash in Transit	-	13,729	1,259	-	-	-	14,988	
Due From Other Funds	-	7,777	1,236	24	-	-	9,037	
Investments:								
Prepayment Account	-	24	39	-	-	-	63	
Reserve Fund	-	532,575	48,808	-	-	-	581,383	
Revenue Fund	-	435,792	32,782	-	-	-	468,574	
Deposits	75	-	-	-	-	-	75	
Fixed Assets								
Construction Work In Process	-	-	-	-	15,679,215	-	15,679,215	
Amount Avail In Debt Services	-	-	-	-	-	1,123,917	1,123,917	
Amount To Be Provided	-	-	-	-	-	16,221,083	16,221,083	
TOTAL ASSETS	\$ 166,075	\$ 989,897	\$ 84,124	\$ 24	\$ 15,679,215	\$ 17,345,000	\$ 34,264,335	
LIABILITIES								
Accounts Payable	\$ 20,138	\$ -	\$ -	\$ -	\$ -	\$ -	20,138	
Bonds Payable	-	-	-	-	-	17,345,000	17,345,000	
Due To Other Funds	9,038	-	-	-	-	-	9,038	
TOTAL LIABILITIES	29,176	-	-	-	-	17,345,000	17,374,176	
FUND BALANCES								
Restricted for:								
Debt Service	-	989,897	84,124	-	-	-	1,074,021	
Capital Projects	-	-	-	24	-	-	24	
Unassigned:	136,899	-	-	-	15,679,215	-	15,816,114	
TOTAL FUND BALANCES	136,899	989,897	84,124	24	15,679,215	-	16,890,159	
TOTAL LIABILITIES & FUND BALANCES	\$ 166,075	\$ 989,897	\$ 84,124	\$ 24	\$ 15,679,215	\$ 17,345,000	\$ 34,264,335	

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 662,216	\$ 667,308	\$ 5,092	100.77%
Other Miscellaneous Revenues	-	2,793	2,793	0.00%
TOTAL REVENUES	662,216	670,101	7,885	101.19%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	3,600	8,400	30.00%
ProfServ-Trustee Fees	8,400	8,189	211	97.49%
Disclosure Report	8,400	7,000	1,400	83.33%
District Counsel	6,000	12,340	(6,340)	205.67%
District Engineer	4,500	4,465	35	99.22%
District Manager	45,000	40,875	4,125	90.83%
Accounting Services	-	2,250	(2,250)	0.00%
Auditing Services	6,900	-	6,900	0.00%
Website Compliance	1,500	-	1,500	0.00%
Email Hosting Vendor	300	-	300	0.00%
Postage	-	1,680	(1,680)	0.00%
Postage, Phone, Faxes, Copies	500	1,497	(997)	299.40%
Legal Advertising	2,200	4,440	(2,240)	201.82%
Bank Fees	250	24	226	9.60%
Website Administration	1,500	3,226	(1,726)	215.07%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	97,625	89,761	7,864	91.94%
<u>Electric Utility Services</u>				
Utility - Electric	113,400	110,494	2,906	97.44%
Total Electric Utility Services	113,400	110,494	2,906	97.44%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	4,200	1,558	2,642	37.10%
Total Garbage/Solid Waste Services	4,200	1,558	2,642	37.10%
<u>Water-Sewer Comb Services</u>				
Utility - Water	5,000	5,101	(101)	102.02%
Total Water-Sewer Comb Services	5,000	5,101	(101)	102.02%

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
ProfServ-Field Management	12,000	8,800	3,200	73.33%
Midge Fly Treatment	4,600	-	4,600	0.00%
Amenity Center Cleaning & Supplies	6,050	9,089	(3,039)	150.23%
Contracts-Aquatic Control	11,000	26,102	(15,102)	237.29%
Contracts-Pools	15,000	10,534	4,466	70.23%
Amenity Center Pest Control	1,800	1,500	300	83.33%
Onsite Staff	56,857	31,685	25,172	55.73%
Waterway Fish Stocking	2,500	-	2,500	0.00%
Insurance - General Liability	3,587	3,213	374	89.57%
Public Officials Insurance	2,935	2,629	306	89.57%
Insurance -Property & Casualty	20,412	18,711	1,701	91.67%
R&M-Ponds	5,000	2,730	2,270	54.60%
R&M-Pools	2,500	4,930	(2,430)	197.20%
R&M-Annals	21,000	-	21,000	0.00%
Amenity Maintenance & Repairs	34,200	18,552	15,648	54.25%
Landscape Maintenance	150,000	147,311	2,689	98.21%
Entry/Gate/Walls Maintenance	5,000	2,254	2,746	45.08%
Mulch & Tree Trimming	30,000	12,139	17,861	40.46%
Miscellaneous Maintenance	10,000	-	10,000	0.00%
Irrigation Maintenance	5,000	919	4,081	18.38%
Holiday Decoration	17,550	11,141	6,409	63.48%
Capital Improvements	25,000	-	25,000	0.00%
Total Other Physical Environment	441,991	312,239	129,752	70.64%
<u>Reserves</u>				
HOA Expenditures	-	46,119	(46,119)	0.00%
Total Reserves	-	46,119	(46,119)	0.00%
TOTAL EXPENDITURES & RESERVES	662,216	565,272	96,944	85.36%
Excess (deficiency) of revenues				
Over (under) expenditures	-	104,829	104,829	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		32,070		
FUND BALANCE, ENDING		\$ 136,899		

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
Series 2018 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 11,419	\$ 11,419	0.00%
Special Assmnts- Tax Collector	1,064,756	1,076,054	11,298	101.06%
Special Assmnts- CDD Collected	-	13,729	13,729	0.00%
TOTAL REVENUES	1,064,756	1,101,202	36,446	103.42%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	290,000	290,000	-	100.00%
Interest Expense	774,756	780,556	(5,800)	100.75%
Total Debt Service	1,064,756	1,070,556	(5,800)	100.54%
TOTAL EXPENDITURES	1,064,756	1,070,556	(5,800)	100.54%
Excess (deficiency) of revenues				
Over (under) expenditures	-	30,646	30,646	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		959,251		
FUND BALANCE, ENDING		\$ 989,897		

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
Series 2021 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,020	\$ 1,020	0.00%
Special Assmnts- Tax Collector	97,694	97,910	216	100.22%
Special Assmnts- CDD Collected	-	1,259	1,259	0.00%
TOTAL REVENUES	97,694	100,189	2,495	102.55%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	40,000	40,000	-	100.00%
Interest Expense	57,694	58,144	(450)	100.78%
Total Debt Service	97,694	98,144	(450)	100.46%
TOTAL EXPENDITURES	97,694	98,144	(450)	100.46%
Excess (deficiency) of revenues				
Over (under) expenditures	-	2,045	2,045	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		82,079		
FUND BALANCE, ENDING		\$ 84,124		

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
Series 2018 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		24		
FUND BALANCE, ENDING		<u>\$ 24</u>		

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		15,679,215		
FUND BALANCE, ENDING		<u><u>\$ 15,679,215</u></u>		

VENTANA CDD

Bank Reconciliation

Bank Account No. 1893 TRUIST - GF Operating
Statement No. 07-23
Statement Date 7/31/2023

G/L Balance (LCY)	165,999.93	Statement Balance	172,616.06
G/L Balance	165,999.93	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	172,616.06
Subtotal	165,999.93	Outstanding Checks	6,616.13
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	165,999.93	Ending Balance	165,999.93
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Checks							
5/25/2023	Payment	1837	JUAN CARLOS REYES	200.00	200.00	0.00	
6/15/2023	Payment	1846	ACTION SECURITY, INC	125.00	125.00	0.00	
6/29/2023	Payment	1865	INFRAMARK LLC	8,479.08	8,479.08	0.00	
6/29/2023	Payment	1866	JUAN CARLOS REYES	200.00	200.00	0.00	
7/1/2023	Payment	DD117	Payment of Invoice 000642	403.59	403.59	0.00	
7/1/2023	Payment	DD118	Payment of Invoice 000622	182.96	182.96	0.00	
7/1/2023	Payment	DD119	Payment of Invoice 000602	141.33	141.33	0.00	
7/1/2023	Payment	DD120	Payment of Invoice 000629	177.97	177.97	0.00	
7/1/2023	Payment	DD121	Payment of Invoice 000630	954.76	954.76	0.00	
7/1/2023	Payment	DD122	Payment of Invoice 000658	12,206.02	12,206.02	0.00	
7/6/2023	Payment	1867	FIRST CHOICE AQUATIC WEED	826.00	826.00	0.00	
7/6/2023	Payment	1868	US BANK	4,148.38	4,148.38	0.00	
7/6/2023	Payment	1869	YELLOWSTONE LANDSCAPE	16,245.92	16,245.92	0.00	
7/13/2023	Payment	1876	ACTION SECURITY, INC	310.00	310.00	0.00	
7/13/2023	Payment	1878	SPEAREM ENTERPRISES	250.00	250.00	0.00	
7/13/2023	Payment	1879	TAMPA BAY TIMES	2,338.95	2,338.95	0.00	
7/13/2023	Payment	1880	TECH STREET GLOBAL SECURITY LLC	2,784.00	2,784.00	0.00	
7/13/2023	Payment	1881	ZEBRA CLEANING TEAM	1,150.00	1,150.00	0.00	
7/21/2023	Payment	1882	ACTION SECURITY, INC	629.00	629.00	0.00	
7/21/2023	Payment	1883	MHD COMMUNICATIONS	412.50	412.50	0.00	
7/21/2023	Payment	1884	NEPTUNE SERVICES	195.00	195.00	0.00	
7/21/2023	Payment	1885	SPEAREM ENTERPRISES	1,044.00	1,044.00	0.00	
7/21/2023	Payment	1886	TAMPA BAY TIMES	412.00	412.00	0.00	
7/27/2023	Payment	1887	HOME TEAM PEST DEFENSE	150.00	150.00	0.00	
7/27/2023	Payment	1890	YELLOWSTONE LANDSCAPE	1,250.00	1,250.00	0.00	
7/24/2023	Payment	DD123	Payment of Invoice 000714	11,797.53	11,797.53	0.00	
Total Checks				67,013.99	67,013.99	0.00	
Deposits							
6/30/2023		JE000251	CK#1268### - Clubhouse	G/L	50.00	50.00	0.00
6/30/2023		JE000252	CK#1269### - Clubhouse	G/L	50.00	50.00	0.00
6/30/2023		JE000253	CK#1176### - Clubhouse	G/L	100.00	100.00	0.00
6/30/2023		JE000254	CK#2008### - Clubhouse	G/L	50.00	50.00	0.00

VENTANA CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
6/30/2023		JE000255	CK#1140### - Clubhouse	G/L	50.00	50.00	0.00
7/28/2023		JE000271	CK#2196### - Clubhouse	G/L	50.00	50.00	0.00
6/23/2023		JE000285	Reverse TECO	G/L	12,206.02	12,206.02	0.00
7/25/2023		JE000286	Special Assmnts- Tax Collector	G/L	15.12	15.12	0.00
Total Deposits					12,571.14	12,571.14	0.00
Outstanding Checks							
7/13/2023	Payment	1877	BRIA FORD		75.00	0.00	75.00
7/27/2023	Payment	1888	OPTIMAL OUTSOURCE		694.92	0.00	694.92
7/27/2023	Payment	1889	STRALEY ROBIN VERICKER		5,046.21	0.00	5,046.21
7/31/2023	Payment	1891	CARLOS DE LA OSSA		200.00	0.00	200.00
7/31/2023	Payment	1892	JUAN CARLOS REYES		200.00	0.00	200.00
7/31/2023	Payment	1893	KELLY ANN EVANS		200.00	0.00	200.00
7/31/2023	Payment	1894	KELLY TIMMER		200.00	0.00	200.00
Total Outstanding Checks.....					6,616.13		6,616.13



Florida Fountains & Equipment, LLC

17252 Alico Center Rd Suite 2

Fort Myers, FL 33967

(239) 567-3030

Office@FLfountains.com

Admin@FLfountains.com

Proposal

Date	Estimate #
8/7/2023	2023-2221

Name / Address
Ventana Community Development District Rick Reidt Sage Canyon Dr. Riverview, FL

Notes	Project
	Pond V8 Aeration

Description	Qty	U/M	Rate	Total
This proposal is to Ventana Community Development District for the purchase and installation of (1) 3/4hp deluxe aeration system for Pond V8 provided by Florida Fountains & Equipment (FF&E).				
Our 3/4hp Rocking Piston Deluxe Aeration System includes the following: **(1) 3/4HP 120V/240V Aeration Compressors **Lockable Base Mount Cabinet with Sound Suppression **Heavy Duty Cooling Fan **120V or 240V Quad Receptacle Installed **4-Port Output System **1,600' 3/8" Weighted Tubing **(4) Dual Diffusers 2-year warranty	1		4,990.00	4,990.00T
Labor to perform described work @ \$149.00/hr	6		149.00	894.00
We look forward to working with you!	Subtotal			

Sales Tax (8.5%)

Total



Florida Fountains & Equipment, LLC

17252 Alico Center Rd Suite 2
Fort Myers, FL 33967
(239) 567-3030
Office@FLfountains.com
Admin@FLfountains.com

Proposal

Date	Estimate #
8/7/2023	2023-2221

Name / Address
Ventana Community Development District Rick Reidt Sage Canyon Dr. Riverview, FL

Notes	Project
	Pond V8 Aeration

Description	Qty	U/M	Rate	Total
NOTE: Equipment voltage and the electrical service locations must be determined prior to ordering system				
NOTE: Electrical service must be within 30' of the lake's edge				
NOTE: Deluxe aeration systems' electrical services to be provided by someone other than FF&E				
NOTE: Final locations of the aeration electrical services and the compressors will dictate the total length of airline				
NOTE: Airline lengths greater than those proposed may increase the cost of this project and will generate a change order				
We require a signed copy of this proposal and a 50% deposit prior to ordering the materials and scheduling installation				
Sign & Date				
We look forward to working with you!	Subtotal \$5,884.00			

Sales Tax (8.5%) \$424.15

Total \$6,308.15



West Florida Fence
6500 E. Broadway Ave.
Tampa, FL 33619
P 813-251-5883 F (813) 251-5997
ar@westfloridafence.com
www.westfloridafence.com

Proposal

ID: SQ2023-03707
Date: 6/23/2023
Expiration Date: 6/30/2023

INFRAMARK - VENTANA POOL FENCE

Client	INFRAMARK	Point of Contact	Rick Reidt (813) 955-0050 rick.reidt@inframark.com
Jobsite Address	VENTANA CDD 1101 VENTANA GROVES BLVD RIVERVIEW, FL 33578 USA	Sales Person	Frank Gavaghan frank@westfloridafence.com 813-690-9089

Scope of Work

Remove and haul away 424' of old aluminum fence.

- a) Install 424' of 6'h commercial grade black three rail flat top aluminum fence with (3) 6'h x 4'w single swing gates that have Mammoth self-closing hinges customer to have their security company to hook up the mag locks. Total \$22,251.12
- b) Install 424' of 8'h commercial grade black three rail flat top aluminum fence with (3) 8'h x 4'w single swing gates that have Mammoth self-closing hinges customer to have their security company to hook up the mag locks. Total \$28,486.12

Signatures

Signature

Print Name & Title

Date

Inclusions

PRICE IS VALID FOR 7 CALENDAR DAYS DUE TO SUPPLY CHAIN & FUEL PRICING VOLATILITY

Exclusions

- 1) SURVEYING PROPERTY LINES OR FENCE LINE STAKING.
- 2) FENCE LINE PREPARATION INCLUDING: SITE WORK, CLEARING, MOVING, AND GRADING.
- 3) LOCATING OR RELOCATION OF PRIVATE UNDERGROUND UTILITIES BEYOND SCOPE OF 811.
- 4) REPAIR, REPLACEMENT, RELOCATION, OR RE-INSTALLATION OF ADJACENT OR CONFLICTING LANDSCAPING, SOD, OR UNDERGROUND UTILITIES.
- 5) REMOVAL OF CONCEALED BELOW GRADE CONDITIONS INCLUDING: ROOTS, STUMPS, LANDSCAPE/CONSTRUCTION DEBRIS, BURIED SLABS/ASPHALT, OR OTHER INORGANIC MATERIAL.

Terms & Conditions

TERMS:

- 1) PAYMENT OF INVOICES IS DUE UPON COMPLETION OF THE WORK.
- 2) IF WAIVER OF SUBROGATION IS REQUIRED, ADD \$350.00 TO TOTAL.
- 3) CLIENT AGREES TO PROVIDE WFF ACCESS TO THE WORK AREA FOR A DEFINED PERIOD OF TIME. IF THE CLIENT FAILS TO MAKE THE WORK AREA ACCESSIBLE/AVAILABLE THE CLIENT AGREES TO COMPENSATE WFF FOR RE-MOBILIZATION AND OTHER COSTS ASSOCIATED WITH THE DELAY.
- 4) WARRANTY - THE WORK IS COVERED BY 1-YEAR WARRANTY FOR WORKMANSHIP, WHICH DOES NOT INCLUDE UNUSUAL WEATHER EVENTS, ACTS OF GOD, OR WORK CONTRACTED BY THE CLIENT, PERFORMED BY OTHERS IN THE SAME AREA/PROPERTY/PROJECT. THE FENCE PRODUCTS THEMSELVES IS COVERED UNDER A SEPARATE MANUFACTURER'S WARRANTY.
- 5) WOOD DISCLAIMER - WOOD FENCING IS A NATURAL PRODUCT THAT IN HARSH/HUMID WEATHER CAN FADE WARP, ROT, SPLINTER, AND SHRINK AND THESE MATERIALS ARE NOT COVERED BY A MANUFACTURER'S WARRANTY.
- 6) WFF ASSUMES NO LIABILITY FOR PROBLEMS AND DAMAGE DUE TO: NATURAL CAUSES, UNKNOWN/CONCEALED BELOW GROUND CONDITIONS.
- 7) FORCE MAJEURE - WFF'S AGREED TO PERFORMANCE OBLIGATIONS ARE NULLIFIED WHEN CERTAIN EVENTS/CIRCUMSTANCES OCCUR BEYOND WFF'S CONTROL INCLUDING:
 - *ACTS OF GOD, SUCH AS SEVERE ACTS OF NATURE OR WEATHER EVENTS INCLUDING FLOODS, FIRES, EARTHQUAKES, NAMED STORMS, OR EXPLOSIONS.
 - *WAR, ACTS OF TERRORISM, EPIDEMICS, OR PANDEMICS.
 - *ACTS OF GOVERNMENTAL AUTHORITIES
 - *STRIKES AND LABOR DISPUTES



ESTIMATE

TSG Security L.L.C
14555 hudson ave
SPRING HILL, FL 34610
United States

7277538797
www.TSGsecurityllc.com

BILL TO
Ventana ccd clubhouse
invoice accounting department

8134407312
inframark@avidbill.com

Estimate Number: 92
Estimate Date: August 1, 2023
Expires On: September 30, 2023
Grand Total (USD): **\$12,720.00**

Items	Quantity	Price	Amount
security services pool net 30 with a downpayment and every payment due by 1st of each month	424	\$30.00	\$12,720.00

Total: **\$12,720.00**

Grand Total (USD) : **\$12,720.00**

Notes / Terms

Monday, Wednesday, and Friday: 1pm-5am
Tues, and thurs 5pm-5am
Saturday, and Sunday 12pm-5am
All holidays will be time and a half

Ventana CDD Action Items

September 1, 2023

Action Item Description	Responsible	Status	Comments
Implementation of No Mow Zone	DM	September Meeting	Board Discussion on The CDD is implementing a new pond slope maintenance program in 2017 in accordance with guidelines from the University of Florida/IFAS Environmental Horticulture Department's Center for Landscape Conservation and Ecology. The program will use a Moderate to Gentle Slope with a cut bank for the ponds. Turf is planted to the water's edge and a no-mow zone will be established around the perimeter of the ponds. The no-mow strip will be groomed appropriately by the district's landscape maintenance company and will be left taller than a lawn. Homeowners must not mow, nor allow their landscape companies to mow, in the no-mow zone as this interferes with the proper functioning of the system.
Card Readers in Restroom	DM	September Meeting	Consideration of Action Security quote for \$5,975.00 adding card readers to restroom doors to assist in limiting vandalism. Additional door hardware may be required by locksmith estimated at \$2,000.00 or less.
Video Surveillance expansion and voice down.	DM	September Meeting	Quotes from Affordable- \$14,386.50 with Monthly of \$520,, MHD - \$823.00 with Monthly from \$60 to \$500 based on usage. Management recommends MHD who currently has the system.
Fence Replacement Community Center	DM	September Meeting	Consideration of quote from West Coast quoted \$22,251.12 for 6" and \$28,486.12 for 8' High fencing.
Wind Screen for Pickel Ball Courts	DM	September Meeting	Consideration of quote from Welsch Tennis Courts \$1,137.50 estimated on google measurements will be adjusted to actual if awarded.
Aeration Systems for Water Tables	DM	September Meeting	FL Fountains - Aeration Units 3-4 pads - Cost per table \$5,884.00 with electrical cost through Advanced Energy Solutions estimated \$4,800 to \$8,000 per locations. Ten Tables estimated cost is \$138,840.00
WIFI Pool Deck and Community Room Access Points	DM	September Meeting	MHD Quote for \$3,801.56 to install Open WIFI on pool deck and in community room. Maintaining a Fortinet fire wall and secure side to internet for staff and systems.
Landscape Needs			

Yellowstone Notice to Cure	DM and Field Manager	September Meeting Review by Board	DM and Field Manager sent notice to cure to Yellowstone Landscape Josh Hamilton and Brian Mahar on July 13th, 2023. Poor curb appeal and conditions throughout community. Quotes for improvements on some items totaling \$12,284.50 on hold pending performance. Many more improvements needed.
Future and Tabled Considerations			