

**VENTANA COMMUNITY
DEVELOPMENT DISTRICT
REGULAR MEETING
OCTOBER 11, 2023**



Board of Supervisors

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

District Staff

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

Meeting Agenda

Wednesday, October 11, 2023 at 6:00 p.m.

Join Zoom Meeting:

<https://zoom.us/j/97521388068?pwd=TFhxOGVHY2c5SjdrUEFFTIUxalV6UT09>

Meeting ID: 975 2138 8068 **Passcode:** 597852

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting

- 1. Call to Order/Roll Call**
- 2. Pledge of Allegiance**
- 3. Public Comment**
- 4. Business Items**
 - A. Discussion of Workshop
- 5. Attorney's Report**
 - A. Consideration of Landscape Bid Package and Timeline
 - B. Reconsideration of Pickle Ball Court Screening
 - C. Reconsideration of Table 10 Cleanup
- 6. Engineer's Report**
- 7. Legal Counsel**
- 8. Manager's Report**
 - A. Field Inspections Report
 - B. Aquatics Service Report
 - C. Action Item
- 9. Consent Agenda**
 - A. Approval of Minutes of the September 13, 2023 Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures August 2023
 - C. Acceptance of the Financials and Approval of the Check Register for August 2023
- 10. Supervisors' Requests or Comments**
- 11. Public Comments** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 12. Adjournment**

*Next regularly scheduled meeting is November 08, 2023 at 6:00 p.m.

5A.

VENTANA COMMUNITY DEVELOPMENT DISTRICT

EXTERIOR LANDSCAPE MAINTENANCE BID PACKAGE, SPECIFICATIONS & CONTRACT

EXTERIOR LANDSCAPE MAINTENANCE
BID PACKAGE, SPECIFICATIONS & CONTRACT

VENTANA COMMUNITY
DEVELOPMENT DISTRICT

Management Company:
Inframark

BID PACKAGE

EXTERIOR LANDSCAPE MAINTENANCE

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REQUEST FOR PROPOSAL

EXTERIOR LANDSCAPE MAINTENANCE

1.1 Introduction

This request for Proposal ("RFP") is issued by Ventana Community Development District (owner) and Inframark (Management Company), to solicit competitive proposals for Exterior Landscape Maintenance of the Ventana Community Development ("CDD") in Riverview Florida. The RFP includes complete bidder's instructions, a detailed scope of work, proposal bid forms, and the Landscape Maintenance Agreement ("Service Agreement").

1.2 Service Agreement Term

Owner and the selected Maintenance Contractor ("Contractor") will execute a Service Agreement for a term of one (1) year, with the option to extend the agreement up to two (2) annual terms, upon mutual agreement. Upon expiration of the current term, Contractor shall perform the services on a month-to-month basis until either Party has provided the other Party with 30-day written notice of its election to renew or terminate the Contract.

1.3 Bidder Instructions

Sealed proposals are invited for all work as defined, suggested, or implied in the attached Service Agreement, entitled "Ventana CDD Exterior Landscape Maintenance Service Agreement", in Riverview, Florida, as well as any addenda issued to Bidders prior to the submission of proposals.

This RFP does not guarantee that a Service Agreement will be awarded. Owner reserves the exclusive right to reject any or all proposals, in whole or in part, that it deems to be in the best interest of the Owner, and to waive any formalities or technicalities in any proposal received. Owner reserves the right to request modification of any or all proposals.

Owner does not represent that it intends to accept the lowest price bid; award will be made to the lowest price Bidder that Owner deems to be qualified. Owner reserves the right to award by items, groups of items, or total bid.

Proposals may be held by the Owner for a period not to exceed 90 days from the date of submittal for the purposes of reviewing the proposals and investigating the qualifications of the Bidders, prior to executing the Landscape Maintenance Service Agreement.

1.4 Proposal Preparation

All bids shall include the following information in addition to any other requirements of the RFP. This information should be appropriately labeled so that reviewers may easily determine the location of this information within the proposal:

A. Personnel – List position or title and corporate responsibilities of key management or supervisory personnel.

- B. Describe proposed staffing levels. Include information on any proposed personnel with expertise in any specific areas.
- C. Experience – A list and description of similar landscape maintenance projects of this general type undertaken in the last 2 years, including the scope of services provided, the name of the project owner and a contact name and phone number.
- D. Understanding of Scope of Work – Three references from projects of similar size and scope. The Bidder shall include information relating to the work it conducted for each reference as well as name, address and phone number of a contact person.
- E. Financial Capability – A copy of its insurance certificate indicating the types of coverage and limits for general, property, automobile liability insurance, and worker's compensation insurance and performance bond.
- F. Price – This RFP includes a complete set of Proposal Bid Forms (see Exhibit "B" of the Service Agreement) which are for the convenience of the Bidders and are to be filled out and executed completely.
- G. Indicate if the Bidder is a certified minority business enterprise, as defined by the Florida Small and Minority Business Assistance Act found at section 287.0943, Florida Statutes.
- H. Failure to supply the requested information may result in disqualification. Owner reserves the right to request additional information if clarification is needed.

1.5 Proposal Delivery

All proposals are CONFIDENTIAL. Hard copies of proposals must be received by the Management Company no later than _____ (date and time) .

Please submit bids including one (1) electronic (e-mailed) copy to:

**Ventana CDD
C/O Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
E-mail: rick.reidt@inframark.com**

1.6 Interpretation and Addenda

No oral interpretations will be made to any Bidder as to the meaning of the Service Description and Specifications (see Service Agreement – Exhibit "A"). Interpretations, if made, will be written in the form of an addendum and sent to all Bidders on the bid list.

1.7 Examination of the Site

Each Bidder is assumed to have visited the site and thoroughly familiarized itself with all conditions pertinent to the work in total as is indicated in the Service Description and Specifications (see Service Agreement – Exhibit "A").

No additional compensation nor relief from any obligations of the Service Agreement will be granted because of lack of knowledge of the site or conditions under which the work will be performed, i.e., general working conditions, labor requirements, weather conditions, accessibility, condition of the premises, any obstructions, drainage conditions and the actual grades.

1.8 Insurability and Bondability

Each Bidder shall supply with its proposal, evidence of insurability and/or bondability commensurate with the requirements specified in the attached Service Agreement.

1.9 Proposal Duration

The Proposal must be in effect for a minimum of 90 calendar days starting with the day following the Proposal Delivery Date (see Section 1.5, Proposal Delivery). During this time all provisions of the Proposal must be in effect, including prices.

1.10 Pricing Instructions

Bidders shall submit their price information on the "Summary Bid Form" and the "Itemized Bid Forms" (see Service Agreement – Exhibit “B”) with all blank spaces completed. Bidders shall also sign the Summary Bid Form and complete the bidder name and address information. Each line item price identified on all Itemized Bid Forms (see Service Agreement – Exhibit “B”) shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit.

1.11 Price Guarantee

Contractor agrees that its pricing to the Owner shall not increase throughout the term of this Service Agreement.

1.12 Contractor Resume

Each Bidder shall submit with its proposal a complete resume of experience and qualifications. The information shall include at least the following: years the Bidder's company has been in business, customer references for comparable jobs, their completed size and approximate dollar value.

1.13 Signature and Legibility

The name, address and signature of the Bidder and the price information shall be clearly and legibly written on the Summary Bid Forms and Itemized Bid Forms (see Service Agreement – Exhibit “B”). Bidder's Proposal shall be signed by a person legally authorized to bind the Bidder to a contract.

1.14 Inspection of Contractor's Facilities

Owner may, upon selecting a Contractor for this work, within 10 days send his representative(s) to visit the Contractor's facilities before executing a Service Agreement.

1.15 Material Quantities

It is the Contractor's responsibility to confirm all material quantities.

1.16 Maintenance Personnel Uniforms

All laborers and foremen of the Contractor shall perform all work on the premises in a uniform to be designed by the Contractor. Contractor shall have a reasonable time within which to obtain uniforms for new employees. The shirt and pants shall be matching and consistent. At the start of each day the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted.

1.17 Maintenance Personnel Behavior

No smoking in or around the building(s) will be permitted. Rudeness or discourteous acts by Contractor employees towards residents, tenants, guests, management, etc will not be tolerated. No Contractor solicitation of any kind is permitted on property. Contractor may be asked to park in designated areas.

1.18 Safety

Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work under this agreement, utilizing safety equipment such as bright vests, traffic cones, etc.

[The remainder of this page is left intentionally blank.]

Landscape Maintenance Agreement

This Landscape Maintenance Agreement (“**Agreement**”), is entered into as of October __, 2023, between the **Ventana Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”), and _____ (“**Contractor**”).

Background Information:

The District owns, operates, and maintains certain landscaping within and around the District. The District desires to retain an independent contractor to provide landscape maintenance services for certain lands within and around the District as further described in the exhibits hereto and as depicted on the maintenance map, attached hereto as Exhibit “F”, which is incorporated herein by reference. Contractor submitted a proposal and represents that it is qualified to serve as a landscape maintenance contractor and provide services to the District.

Operative Provisions:

- 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. Contractor’s Representations.** In order to induce the District to enter into this Agreement, Contractor makes the following representations, upon which the District has actually and justifiably relied:
 - a. That Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise and resources to perform all required work.
 - b. That Contractor has visited the site and at least a fair representative sample of the project area and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance or furnishing of the work to be performed pursuant to this Agreement.
 - c. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an “as is” basis.
 - d. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism, upon written notice to the District.
 - e. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.
 - f. That Contractor is familiar with and can and shall comply with all federal, state, and local laws and regulations that may affect cost, progress, performance, and furnishing of the work to be performed pursuant to this Agreement.
- 3. Description of Work.**
 - a. The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services as more fully set forth in Exhibit “A”, which is attached hereto and incorporated herein by reference.

- b. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorized the Contractor, in writing, to perform such work.
 - c. The Contractor shall provide weekly inspection reports to the District Manager inclusive of the information required pursuant to Exhibit “D”, which is attached hereto and incorporated herein by reference.
 - d. A District management representative and Contractor shall conduct an inspection of the work performed by the Contractor once per month, and the Contractor shall prepare a Landscape Maintenance Inspection Grade Sheet, pursuant to Exhibit “C”, which is attached hereto and incorporated herein by reference.
- 4. Emergency Services.** In the event of an emergency or disaster, Contractor shall provide the District the following services:
- a. Debris removal services shall be available on a timely basis and at a reasonable price. Prior to mobilization for debris removal activities, Contractor shall provide District, in writing, hourly rates for personnel, and equipment. Unreasonable rates will be rejected. All overhead costs are inclusive in the hourly rates.
 - b. Hourly rates for equipment applies only when equipment is operating and includes all associated costs such as operator, fuel, maintenance, and repair.
 - c. Personnel and equipment hourly rates include only those hours that Contractor’s personnel are performing the debris removal activities. Stand-by time is not an eligible expense.
 - d. Disaster Recovery Assistance Services shall not exceed a total of 70 hours worked for each emergency/disaster.
 - e. Contractor shall maintain and supply District all the necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies.
 - f. District reserves the right to immediately terminate all Disaster Recovery Assistance activities under this Agreement for any reason. District will not be held responsible for any loss incurred by Contractor as a result of District’s election to terminate these activities pursuant to this paragraph.
- 5. Manner of Performance.**
- a. While performing the Work, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work in accordance with the specifications.
 - b. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be of the very highest quality at least in accordance with industry standards and best management practices, such as IFAS.
 - c. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
 - d. The Contractor shall assign the same work personnel and supervisors to the District to maintain the property in a consistent manner by workers that are familiar with the property and procedures expected.
 - e. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement at no additional cost to the District.
 - f. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair, at its sole cost, any damage resulting

from the Work within 24 hours of the damage occurring or receiving written notice, whichever is earlier to the satisfaction of the District.

- g. Contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment. Any motorized equipment used on the road ways of the community must be legally equipped.
- h. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein.
- i. It is the responsibility of the Contractor to notify the District in writing of any conditions beyond the control of the Contractor or scope of Work that may result in the damage and/or loss of plant material. This responsibility includes, but is not limited to, the following: vandalism and/or other abuse of property, areas of the site that continually hold water, areas of the site that are consistently too dry. Contractor shall provide such items via written notice together with recommended solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs necessary.
- j. In the event that time is lost due to heavy rains ("**Rain Days**"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to and approval by, the District's representative.
- k. The District shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled in accordance with the District's rules and regulations for operations of contractors on site. The District may at any time request alterations to the general maintenance service timing provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials, or labor.

6. Time of Commencement. The work to be performed under this Agreement shall commence after providing District the requisite insurance referenced herein.

7. Term and Renewal. This Agreement is for a term of one (1) year, with the option to extend the agreement up to two (2) annual terms, upon mutual agreement of the parties.

8. Termination

- a. Contractor's Termination. Contractor may terminate this Agreement with 60 days' written notice with or without cause. Termination notice must be sent to and received by the District by certified mail or email. The 60 day notice shall commence on the day of actual receipt of said written notice by the District.
- b. District's Termination. The District may, in its sole and absolute discretion, whether or not reasonable, on 30 days' written notice to Contractor, terminate this Agreement at its convenience, with or without cause, and without prejudice to any other remedy it may have. Termination notice must be sent to the Contractor by certified mail or email. The 30 day notice shall commence on the day of mailing of said notice to the Contractor. In case of such termination for the District's convenience, the Contractor shall be entitled to receive payment for work executed, subject to whatever claims or off-sets the District may have against the Contractor.
- c. On a default by Contractor, the District may elect not to terminate this Agreement, and in such event it may make good the deficiency in which the default consists, and deduct the costs from the payment then or to become due to Contractor. The District specifically

reserves all rights available under the law or equity should there be a default by Contractor which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

9. District Representatives.

- a. The District hereby designates the District Manager to act as the District's representative. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Work.
- b. If the District representatives identify any deficient areas, the District representatives shall notify the Contractor through a written report or otherwise. The Contractor shall then within the time period specified by the District representatives, or if no time is specified within 48 hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within three (3) days and prior to submitting any invoices to the District.

10. Compensation

- a. As compensation for the Work described in Exhibit "A", the District agrees to pay Contractor _____ dollars (\$_____) per month.
- b. Contractor shall invoice the District monthly for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District and at a minimum shall include the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each service, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted.
- c. The District shall provide payment within forty-five (45) days of receipt of invoices, unless such invoice is disputed as described below, in accordance with Florida's Prompt Payment Act, Section 218.70, Florida Statutes.
- d. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes and shall advise Contractor in writing of the payment amount that will be held pending resolution of the question or dispute. The Contractor shall reply to the District regarding the question or dispute within ten (10) days of receipt of the question or dispute. All such questions or disputes will be resolved in accordance with Florida's Prompt Payment Act.
- e. In the event of any dispute regarding the Work performed to date and so long as the District is pursuing resolution of such dispute in an expeditious manner, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Work, shall continue to carry on performance of the Work and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.
- f. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- g. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those

subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

11. Duties and Rights of Contractor. Contractor's duties and rights are as follows:

- a. **Responsibility for and Supervision of the Work:** Contractor shall be solely responsible for all work specified in this Agreement, including the techniques, sequences, procedures, means, and coordination for all work. Contractor shall supervise and direct the work to the best of its ability, giving all attention necessary for such proper supervision and direction.
- b. **Discipline, Employment, Uniforms:** Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.
- c. **Furnishing of Labor, Materials/Liens and Claims:** Contractor shall provide and pay for all labor, materials, and equipment, including tools, equipment and machinery, utilities, including water, transportation, and all other facilities and services necessary for the proper completion of work in accordance with this Agreement. Contractor waives the right to file mechanic's and construction liens. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within 3 business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.
- d. **Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations:** Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report

of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

- e. Responsibility for Negligence of Employees and Subcontractors: Contractor shall be fully responsible for all acts or omissions of its employees on the project, its subcontractors and their employees, and other persons doing work under any request of Contractor.
- f. Safety Precautions and Programs: Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work, utilizing safety equipment such as bright vests and traffic cones.
- g. Contractor shall assign a dedicated account manager to the District. Upon request, the account manager shall attend the meetings of the District to provide updates to the Board and answer any questions regarding landscaping issues.

12. Indemnification

- a. The Contractor does hereby indemnify and hold the District, its officers, agents and employees, harmless from liabilities, damages, losses and costs (including but not limited to reasonable attorney's fees) arising in any manner whatsoever from or out of Contractor's presence at the District for any purpose, including but not limited to performing the Work. The foregoing indemnification includes agreement by the Contractor to indemnify the District for conduct to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Agreement.
- b. *It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes, (as amended) and that said statutory provision does not govern, restrict or control this Agreement.*
- c. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.
- d. The Contractor shall and does hereby indemnify and hold the District and anyone directly or indirectly employed by it harmless from and against all claims, suits, demands, damages, losses, and expenses (including attorney's fees) arising out of any infringement of patent or copyrights held by others and shall defend all such claims in connection with any alleged infringement of such rights.

13. Insurance.

- a. Before performing any Work, Contractor shall procure and maintain, during the life of the Agreement, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida and meet a minimum financial AM Best Company rating of no less than "A- Excellent: FSC VII." No changes are to be made to these specifications without prior written specific approval by the District.
 - i. Workers' Compensation: Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Agreement, as

required under applicable Florida Statutes and Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or subcontractor operating under a worker's compensation exemption shall access or work on the site.

- ii. **Commercial General Liability:** Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Agreement.
 - iii. **Automobile Liability:** Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Agreement.
 - iv. **Umbrella Liability:** With limits of not less than \$1,000,000.00 per occurrence covering all work performed under this Agreement.
- b. Each insurance policy required by this Agreement shall:
 - i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
 - ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
 - iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
- c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance.
- d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
- e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
- f. Certificates of insurance evidencing coverage and compliance with the conditions to this Agreement, and copies of all endorsements are to be furnished to the District prior to commencement of Work, and a minimum of 10 calendar days after the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor shall commence or continue work.
- g. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- h. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.
- i. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific written approval is given by the District, are to be written on an occurrence basis, shall name the District, its supervisors, officers, agents, employees and volunteers as additional insured as their interest may appear under this Agreement. Insurer(s), with the

exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the district, its supervisors, officers, agents, employees or volunteers.

14. **Subcontractors.** The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.
15. **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.
16. **No Third-Party Beneficiaries.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.
17. **Controlling Law.** This Agreement shall be governed under the laws of the State of Florida with venue in the Hillsborough County, Florida.
18. **Enforcement of Agreement.** 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.
19. **Waivers.** The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.
20. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
21. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.

22. Assignment. This Agreement is not transferrable or assignable by either party without the written approval of both parties. In the event that the Contractor is purchased by, acquired by, or merges with another company, the new company must request the District's written consent to the company's assumption of this Agreement.

23. Notices. Unless specifically stated to the contrary elsewhere in this Agreement, where notice is required to be provided under this Agreement, notice shall be deemed sent upon transmittal of the notice by facsimile and by U.S. Mail to the other party at the addresses listed below and shall be deemed received upon actual receipt by mail or facsimile, whichever is first:

To the District: Ventana Community Development District
c/o Inframark
2005 Pan Am Circle Drive
Suite 300
Tampa, Florida 33607
Attn: District Manager

To Contractor: _____

24. 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.

25. Public Entity Crimes. Pursuant to Section 287.133(2)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

26. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

27. Public Records.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. 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) 873-7300, OR BY EMAIL AT RICK.REIDT@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

28. **E-Verify.** Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.

- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
 - c. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.
29. **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.
30. **Authorization.** The execution of this Agreement has been duly authorized by the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.
31. **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. This Agreement shall supersede and subsume any prior agreements. 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. Exhibits include:
- Exhibit "A": Service Description and Specifications
 - Exhibit "B": Summary and Itemized Bid Forms
 - Exhibit "C": Landscape Maintenance Inspection Grade sheet
 - Exhibit "D": Weekly Maintenance Worksheet
 - Exhibit "E": CDD Ownership Map
 - Exhibit "F": Maintenance Map

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

Contractor:

By: _____
 Its: _____

**Ventana
 Community Development District**

By: _____
 Chairman/Vice Chair, Board of Supervisors

EXHIBIT “A”

SERVICE DESCRIPTION AND SPECIFICATIONS

The indications for Unit Price Line Items after each specification correspond to the Landscape Maintenance Itemized Bid Form and Seasonal Plant Maintenance Itemized Bid Form - Exhibit “B” and are to be performed to the frequencies specified.

I. TURF MAINTENANCE

A. Mowing

St. Augustine turf shall be cut at a height of two (2) to five (5) inches as conditions dictate. No more than one-third (1/3) of the grass blade is to be removed when cutting. *(Line Item: St. Augustine Mow)*

Bahia turf areas that are non-irrigated shall be mowed to a height of two (2) to four (4) inches. *(Line Item: Bahia Mow)*

Bermuda turf areas shall be cut at a height of one (1) to three (3) inches as conditions dictate. Reel type mowers may be used is desired but are not required. Finish mowing should provide consistent and plant enhancing presentation.

Contractor shall be responsible for controlling excessive grass clippings within turf or mulched bed areas.

Alternating mowing patterns is required. Berm turf mowables are required to change mower pattern/direction with each mowing.

The CDD is implementing a new pond slope maintenance program 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. No-mow zone will be maintained at a width of 24” from water’s edge and maintained at a height of 12” in height.

B. Edging

Contractor shall be responsible for edging all curbs, walkways, sidewalks, bike paths, beds, lakes, borders, and turf bed lines with a metal blade edger at each mowing. All completed edges will have a perpendicular appearance between turf and hardlines, and turf and bedlines. An angled or beveled appearance of hardlines or bedlines is unacceptable. Weedeaters are not to be used in edging.

Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging. Dirt and trash resulting from edging shall be removed. *(Unit Price Line Item: Edge Bedlines/Edge Hardlines)*

C. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf and to encourage best management practices for the protection of water resources. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Fertilizers containing iron shall be removed from curbs, roads, walks, and driveways to avoid staining before the sprinklers are activated after application of the fertilizer. *(Unit Price Line Item: Turf Fertilization)*

D. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks. Contractor shall be responsible for the control of Fire Ants throughout maintained areas. Mounds are to be removed and soil leveled to previous grade after Fire Ants have been killed. *(Line Item: Insect/Disease Control)*

E. Water

Contractor shall be responsible for damage to irrigation and water supply items that were not reported to the District Manager in writing and will be responsible for replacement of these items. Contractor shall be responsible for monitoring the moisture levels in turf areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall not be responsible for the hand watering of any turf area unless plant material is under additional warranty. *(Line Item: Irrigation Inspection and Management)*

F. Turf Weed Control

Weeds are to be controlled in all St. Augustine and Bermuda turf areas only by mechanical, physical and chemical methods. Turf areas are to be maintained weed free. Contractor shall be responsible for removing any chemicals used in treating weeds from paved surfaces, curbs, and sidewalks. *(Line Item: Turf Weed Control)*

G. Monofilament Trim

After each mowing operation Contractor shall use a weedeater or similar machine to trim grass and/or weeds that cannot be mowed with large machinery. *(Unit Price Line Item: Monofilament Trim)*

II. SHRUB AND GROUND COVER MAINTENANCE

A. Pruning

All shrubs shall be hand and mechanically pruned to industry standards, removing dead and damaged wood to allow for natural development of plant material, and to create the effect intended by the Consultant, if any, and Owner.

Pruning shall be performed through the growing months to keep the plant material aesthetically pleasing and within its boundaries.

Deep hand pruning and/or structure pruning should be performed once a year during the dormant months. Structure pruning shall be defined as using hand pruners, hand saws, and/or loppers to prune old wood and prune behind multiple breaks to maintain proper proportions, promote interior growth, and an aesthetically pleasing appearance. Removal of up to 80% of the height and foliage of plants shall take place during these prunings, which will occur no more than once per year. *(Unit Price Line Item: Shrubs or Groundcover Trim)*

Privet type trees and large shrubs are to be maintained in topiary forms as directed by Owner and/or Consultant. *(Line Item: Shrubs or Groundcover Trim)*

B. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf and to encourage best management practices for the protection of water resources. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Fertilizers shall be removed from curbs, roads, walks, and driveways to avoid staining before the sprinklers are activated after application of the fertilizer. Contractor is responsible for adjusting improper pH as necessary to maintain healthy plants. *(Unit Price Line Item: Shrub Fertilization)*

C. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problems. As required by State law, all chemical applicators are required to read the labels of chemicals for specific information regarding the rates, approved uses and target treatment efficacy. The earwig should not be sprayed, if possible, as it is a useful predator of lawn caterpillars. Contractor shall be responsible for removing any excess pesticides from paved surfaces, curbs, and sidewalks. *(Unit Price Line Item: Insect/Disease Control)*

E. Water

Contractor shall be responsible for monitoring the moisture levels in bed areas and reporting any problems, in writing, that may be present during the maintenance visit.

Contractor shall be responsible for damage to plants that were not reported to the Owner in writing, and will be responsible for replacement of these items.

Contractor shall not be responsible for the watering of any shrub or groundcover areas unless plant material is under warranty. *(Unit Price Line Item: Irrigation Management)*

F. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas should be maintained to control and strive to eliminate weeds. All chemicals applied must be safe to use on the type of turf within the project. It is recommended that the Contractor check with the local Extension office for positive identification of weeds and exact herbicide recommendations, to prevent damage to turf areas, root systems, and the nearby waters *(Unit Price Line Item: Bed Weed Control)*

III. TREE MAINTENANCE

A. Pruning

Contractor shall be responsible for maintaining all trees such that no branches/limbs will overhang on sidewalks and parking areas lower than ten (10) feet from the ground. Lower branching on all trees shall be pruned as needed, to keep them elevated to a uniform height. Maximum height for this pruning shall be no more than 15 feet. Dead and declining Palm fronds, as well as flower/seed clusters, below this 15-foot height are included, regardless of time of year. Trees located in natural area shall be pruned only when their growth habit affects formal, maintenance areas. Limbs and branches are to be removed from property. All sucker growth from trunk and base of trees shall be removed weekly or as required to maintain a clean appearance.

When major pruning begins on a particular species of tree or plant, it shall continue until all plants or trees of that species have been pruned within the jurisdiction of this contract. Minor pruning shall occur throughout the year to keep individual plants within desired limits on an "as needed" basis. Regardless of height, Contractor shall be responsible for overall pruning of all ornamental trees such as Wax Myrtles, Crape Myrtles, Photinias, American Hollies, Fosteri Hollies, Savannah Hollies, Burfordii Hollies, Nellie R. Stevens Hollies, Ligustrums, East Palatka Hollies, Dahoon Hollies, Silver Buttonwoods, Treeform Oleanders, Sea Grapes, and Cattley Guavas. All pruning shall be performed according to the National Arborist Standards and Guidelines. Pruning shall be done as required to maintain the "natural shape" and characteristics of the particular tree or plant species, removal of conflicting branches, and removal of interior sucker growth. Major pruning shall be done by the contractor under the supervision of a Certified Arborist, to maintain the natural shape of the individual plant species and/or to renew the vigor of the particular plant species. *(Unit Price Line Item: Tree Pruning)*

Palm Pruning:

All palms shall be pruned and shaped as required, removing dead, yellow, and low hanging fronds and spent seedpods. Palms should not be severely pruned. All palms should be pruned at a 90-degree angle with no "carrot topping." Palms are to be thoroughly detailed with all fronds trimmed to lateral position and removal of all seed heads. Washingtonia and Sabal palms are to be included. The practice of leaving the old fronds as skirts on these palms is not acceptable. When pruning palms, all pruning equipment shall be sterilized prior to the pruning of each tree. Contractor shall not be responsible for pruning palms over 50 feet in overall height. **Contractor shall never climb palms with spikes or any other equipment that can damage trunks of trees.** *(Unit Price Line Item: Palm Pruning)*

B. Fertilization

Fertilization applies to planted trees that still are staked or guyed and planted trees that have a caliper of 8 inches or less. Contractor is required to notify Owner and make recommendations, in writing, of all other trees that may need supplemental fertilization. Contractor is responsible for adjusting the pH as necessary to maintain healthy plants. *(Unit Price Line Item: Tree Fertilization)*

Palms are to be fertilized as called for using fertilizers especially formulated for palms. *(Unit Price Line Item: Palm Fertilization)*

C. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problems in accordance with these specifications. *(Unit Price Line Item: Insect/Disease Control)*

E. Water

Contractor shall be responsible for monitoring the moisture levels in bed areas and reporting any problems in writing that may be present during the maintenance visit.

Contractor shall be responsible for damage to trees that were not reported to the Owner in writing, and will be responsible for replacement of these items. Contractor shall not be responsible for the watering of any trees unless plant material is under warranty. *(Unit Price Line Item: Irrigation Management)*

F. Staking

Staked trees shall be re-staked and adjusted as often as necessary. Stakes shall be adjusted and/or removed when deemed appropriate by Contractor. Trees that need to be re-staked utilizing specialized equipment and crews shall be done at a mutually agreed upon price, submitted in writing for review and approval. *(Unit Price Line Item: Tree Pruning)*

IV. SEASONAL COLOR/PERENNIAL MAINTENANCE/INSTALLATION

A. Bed Preparation

Contractor shall be responsible for measuring and confirming the quantities for each annual rotation for existing pots and annual bed areas based on plant spacing as specified. Contractor shall be responsible for planting the specified size and quantity of plant material designated by the Consultant, if any, and District Manager.

Beds shall be prepared to Consultant, if any, and District Manager's specification. Contractor shall be responsible for taking general and micro-nutrient tests of annual bed areas. Owner and Consultant, if any, should receive copies of test results and a list of actions to be taken by Contractor to correct all problems identified by report.

Beds shall be tilled to a depth of 14 inches with all amendments thoroughly mixed.

Fertilizers should be raked into the top six (6) inches or soil mix. pH adjustment should be made during each seasonal rotation.

Bed areas shall be formed to create a moderate crown which "faces up" toward the direction of the greatest foot or automobile traffic. Remove rocks and debris, trench all sides of bed which face curb or turf at a depth of three (3) inches before final mulching. *(Unit Price Line Item: Seasonal Color Installation)*

B. Seasonal Color Plant Replacement

Contractor shall be responsible for replacing any annuals that have declined, died or failed to

maintain a healthy, vigorous appearance in the opinion of the Owner and/or District Manager and Consultant, if any.

C. Mulching

Bed areas shall have one quarter (1/4) inch of finely ground pine bark mulch at all times, not allowing bare soil areas to be visible. *(Unit Price Line Item: Seasonal Color Installation)*

D. Deadheading and Pruning

Deadheading: Declining flowers and foliage should be removed weekly.

Pruning: Plants shall be pruned as specified to avoid plants becoming leggy or unsightly; also to maintain a consistent uniform mass. *(Unit Price Line Item: Deadheading and Pruning)*

E. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous plants. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks. *(Unit Price Line Item: Fertilization)*

F. Insect and Disease Control

Contractor shall be responsible for weekly inspections of annual bed areas and treatment of any insect or disease related problems in accordance with these specifications. Contractor shall be responsible for removing any excess pesticides from paved surfaces, curbs, and sidewalks. *(Unit Price Line Item: Insect/Disease Control)*

G. Watering

Contractor shall be responsible for monitoring the moisture levels in bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to items that were not reported to the Owner in writing, and will be responsible for replacement of these items. Contractor shall be responsible for manual or mechanical watering of plant material as needed to maintain healthy plants. Time must be accounted for on the WEEKLY MAINTENANCE WORKSHEET. *(Unit Price Line Item: Watering)*

H. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas are to be maintained to control and strive to eliminate weeds. Hand pulling of weeds is preferred. A Contractor shall be responsible for removing any excess chemicals used to control weeds from paved surfaces, curbs, and sidewalks. *(Unit Price Line Item: Bed Weed Control)*

I. Perennial Maintenance

Perennials shall be selected with input by the Owner. All perennial beds are to be serviced

on a weekly basis. The removal of all spent blooms, flower stalks, and drying foliage shall be performed weekly or as needed. A one-time (fall or late winter) cut back and mulching of all foliage will also be included in the cost.

Any additional fertilizer, fungicide, insecticide or other chemicals needed to keep plants at optimum health shall also be included. All Daylilies and Liriope shall be cut back (either manually or mechanically) in the early spring. *(Unit Price Line Item: Perennial Maintenance)*

V. MULCHING FOR TREE AND SHRUB BED AREAS

A. Pine Bark Mulch

Contractor will be responsible for pricing two (2) complete applications of “Grade A” pine bark mulch which will occur at the District Manager’s discretion. Mulch is to be spread at a depth of two (2) inches such that none of the old or previously laid mulch is visible. Contractor is responsible for accurate measurement of all bed areas and tree circles as part of the bid process. Contractor is responsible for spot mulching of any bare soil areas that have resulted due to underestimation of mulch or landscape maintenance performance, i.e., mower damage around bedlines, treewells, etc. Contractor shall be responsible for removal of mulch from paved surfaces, curbs, and sidewalks.

Contractor shall be responsible for weekly raking and grooming of mulch areas within all playgrounds. Contractor shall be responsible for installing mulch as needed in playgrounds. Owner shall be responsible for supplying mulch needed for playgrounds only. *(Unit Price Line Item: Mulch)*

B. Trenching

Bedline edges shall be trenched and beveled at a depth of three (3) inches along bed areas that are bordered by sidewalks, curbs, and annual bed areas. All beds bordered by turf shall be defined by creating a one-inch (1-inch) beveled trench with smooth, symmetrical, parallel bedlines. A three-inch (3-inch) deep trench is not required along turf bedlines. All treewells located in turf areas should have root balls raked smooth, removing all old water rings or excessive soil, etc., making all treewells as uniform in size and shape as possible. Treewell root ball rings within turf areas are to be made uniform in diameter to be consistent with similar varieties within that location. *(Unit Price Line Item: Trenching)*

VI. GENERAL SITE MAINTENANCE: TRASH, WEED CONTROL AND DEBRIS DISPOSAL

A. Cleanup Procedures

As a part of each weekly maintenance visit, a general cleanup program will occur. The cleanup program shall involve a policing of all maintained areas for the removal of paper, cans, bottles, sticks, cigarette butts, leaves, and other debris. A complete sweeping or blowing, by mechanical means, of the entire roadways, curbs, gutters, drains, and sidewalk areas will also be performed. This will encompass complete removal of weeds at curbs and pavement lines, and other trash that has settled in these areas. Parking lot areas will be kept clean within 15 feet of curbs and planted areas. *(Unit Price Line Item: Debris Disposal)*

B. Weed Control

All parking lot areas, curb and gutters, driveways, parkways and loading dock areas shall be maintained to control and strive to eliminate weeds. *(Unit Price Line Item: Bed Weed Control)*

C. Disposal of Debris

All debris shall be disposed of off site. *(Unit Price Line Item: Debris Disposal)*

D. Severe Weather Cleanup

In the event of a natural disaster, such as a hurricane or tornado, the Contractor shall not be responsible for any cleanup operation outside of the agreed maintenance contract. If Owner elects, they may request that the maintenance contractor utilize dedicated man hours for the purpose of severe weather clean up or if both parties agree, cleanup can take place under a separate proposal. *(Unit Price Line Item: Debris Disposal)*

E. Typical Weather Cleanup; Frost

Contractor shall be responsible for debris cleanup deposited by typical weather conditions. Frost Protection, Contractor will need to insure that they have immediate access to enough protective material to cover all flowers/ bedding area within their contract area and to have that material properly installed prior to a frost event. It will be the responsibility to remove this protective covering immediately following the danger of frost. *(Unit Price Line Item: Debris Disposal)*

G. Playground Maintenance

Contractor shall be responsible for weekly maintenance of all mulched playground areas. Maintenance is to include removal of all trash, weed control, and raking and leveling of all mulch areas.

Contractor shall not be responsible for replenishing mulch. Cost per cubic yard for mulch replacement shall be provided by Contractor on the Supplemental Pricing page.

VII. LEAF REMOVAL

A. Leaf Collection

Fallen leaves in all bed areas shall be collected no less than four (4) times per year and removed from property. This is to be done as requested by the Consultant, if any, and District Manager from the beginning of November through February, or until leaf disbursement ceases.

On a weekly basis, the Contractor will collect leaves from focal areas, pavement, and turf areas to prevent heavy build-up and cause damage to plant material by smothering. *(Unit Price Line Item: Debris Disposal)*

B. Disposal of Debris

All debris shall be disposed of off site. *(Unit Price Line Item: Debris Disposal)*

VIII. NATURAL AREA MAINTENANCE

- A.** All mulched wooded natural areas should be kept free of limbs and weeds. Natural leaf drop will not have to be removed. These areas can also be used for leaf deposit if District Manager or Owner's permission is obtained.
- B.** Contractor shall be responsible for removal of any dead trees less than two (2) inches in caliber in all maintained areas.
- C.** Contractor shall be responsible for maintaining a three (3)-foot buffer between any natural vegetation growth and formal maintained areas. *(Unit Price Line Item: Debris Disposal)*

IX. PLANT MATERIAL DISPOSAL

A. Removal

Dead plant material, not requiring general tree surgeon practices for removal shall be removed and disposed of immediately by the Contractor. *(Unit Price Line Item: Debris Disposal)*

B. Replacement

Contractor shall contact and advise the Owner, in writing, of possible replacements. Plant replacement necessitated by negligence of the Contractor shall be the sole responsibility of the Contractor.

X. IRRIGATION SYSTEM

A. Irrigation Inspection and Management

1. Contractor agrees to program, monitor, adjust and manage all automatic irrigation systems as to proper frequency, duration, and operation of supplemental watering on a daily basis. Contractor shall provide a written report of its inspection to the Owner each month. At all times the system shall be functioning properly and conforming to all related codes and regulations. Contractor shall be responsible for performing minor adjustments and services such as: flow control, radius adjustment, nozzle cleaning, sprinkler height, and level adjustment on an ongoing basis to assure proper irrigation services. Contractor will notify District Manager of malfunction or damage to the system's integrity immediately if found.
2. The Contractor will bear the cost of each repair for irrigation supply and components less than 2" in diameter. This includes sprinklers, fitting, pipes, spray nozzles, et al.
3. Should it be determined that damage was caused by negligence of the Contractor, the Contractor shall pay the cost of such repair. Should it be determined the damage was caused by vandalism, cost will be paid by District.
4. Contractor shall be responsible for performing a complete irrigation evaluation at Commencement of Contract. Contractor shall be required to furnish District Manager and Consultant with a summary of each clock and zone operation.

Contractor shall furnish recommendations for repair and improvements to the systems with an itemized cost for proposed work. Irrigation clocks shall have each zone identified within 30 days of Commencement of Contract. Contractor will on a monthly (30 day) basis perform a complete irrigation system inspection for operation, coverage, line leaks, and functionality. A written report of the findings of this inspection will be provided to the Owner with information on controller, zone, and any repairs made or proposals for out-of-contract services. . (*Unit Price Line Item: Irrigation Management*).

B. Irrigation System Maintenance, Repairs, & Replacement

1. Contractor shall bear all costs for any and all maintenance, repairs, and parts associated with the system including the water delivery system, main lines, lateral lines, and sprinkler heads. Contractor shall bear full responsibility 24 hours per day, seven (7) days per week, for normal daily operations of irrigation system and pumping units.
1. 2. Contractor shall make all repairs as needed within 24 hours except for replacement of capitalized items described below. Parts and labor expense shall be borne by the Contractor as part of his obligation. Contractor shall be responsible for all associated actions before repairs. Any remaining 0'-4" pop ups are required to be replaced with 0'-6" pop up with any Contractor obligated repair.
3. Contractor shall **not** be required to bear the cost of replacing the following irrigation system capitalized items, such as pumps, controllers, valves, and faulty or damaged wiring. District Manager and /or Owner shall be furnished an itemized parts list and cost for all such capital items along with a picture of said equipment in need of repair/replacement that must be authorized by the District Manager and/or Owner prior to execution of purchase. The labor costs associated with repairing or replacing these items shall be borne by the Owner.
4. Contractor shall maintain operation of 4 Control timers and all zones. They shall also monitor and ensure operation of three well pumps.
5. Contractor will be responsible to submit monthly report to Southwest Florida Water Management District. as required. Contractor will be responsible for annual Crop reporting as required.

C. Water and Electrical Consumption

Contractor shall be responsible for monitoring water and electrical consumption to insure adequate, but not excessive, water or electrical use. The Contractor shall be responsible for reading the Southwest Florida Water Management District water consumption meters and forwarding the appropriate documentation to District Manager. Based on Owner's historical water and electrical use records, an agreed upon yearly level of water and electrical use shall be determined. Should water or electrical consumption be deemed excessive, the Owner shall be reimbursed by the Contractor.

XI. LANDSCAPE MAINTENANCE FERTILIZATION, WEED AND INSECT CONTROL SPECIFICATION SHEET

- A.** All pesticides, insecticides, fertilizers, and any other products must be used in strict compliance with label and instructions. Applications must comply with all state and federal regulations. The specifications are intended to be consistent with current label instructions. In the event the specifications conflict with instructions on the pesticide label, the label instructions shall govern. MSDS (Material Safety Data Sheets) forms shall be placed in visible locations prior to spray applications. Any signage will be removed, by the Contractor, at the minimum required time interval.
- B.** Contractor will be responsible for applying chemicals and fertilizers. The following rates are general guidelines and are to be used as such. Contractor is totally responsible for furnishing the Owner with healthy, vigorous plant material throughout the term of the contract. =
- C.** Chemical forms may vary with weather conditions.
- D.** Contractor will be responsible for controlling any insect, disease, or nutrient problems that may occur during the year.
- E.** Contractor will be responsible for taking general and micro-nutrient tests of turf and shrub bed areas. Owner and District Manager shall receive copies of test results and a list of actions to be taken by Contractor to correct all problems identified by the report within 45 days of the execution of the contract.
- F.** Contractor will be responsible for making any extra visits necessary during the year to correct any problems which may occur during the duration of the contract.
- G.** Contractor will be responsible for applications of any other nutrients that should be applied to maintain a balanced soil
- G.** Contractor will take full responsibility for replacing any plant material that is damaged by improper application or lack of timely application of nutrients that are necessary to maintain healthy plant material.

XII. SEASONAL COLORBED AMENDMENTS CHART

AMENDMENTS	DEPTH	RATE
I. NEW BEDS:		
Erth Food/Mushroom Compost	12" – 24"	50#/50 sf.
Michigan Peat*	18" – 24"	124#/50 sf.
River Sand**	18" – 24"	125#/50 sf.
Fertilizer	6"	See Label
Lime	6"	As per soil test
Fungicide i.e. Banrot	6"	See Label

II. ESTABLISHED BEDS		
Erth Food/Mushroom Compost	12” – 24”	25#/50 sf.
Michigan Peat*	18” – 24”	50#/50 sf.
River Sand**	18” – 24”	25#/50 sf.
Fertilizer	6”	As per soil test
Lime	6”	As per soil test
Fungicide	6”	As per soil test

*For beds which consistently dry out too quickly.

**For beds which consistently exhibit drainage problems.

XIII. FROST / FREEZE PROTECTION

The Contractor will be responsible to monitor weather conditions which may results in frost/freeze exposure to the CDD landscape. Within twelve (12) hours of a frost/freeze event, the Contractor will be responsible to notify the CDD, prepare to cease irrigation events, utilize suitable frost cloth to protect sensitive plants. Daily, during the freeze risk, Contractor will inspect for damage, secure protections until freeze event risk has passed.

The Contractor will work in good faith to reduce plant exposure, however due to ill-suited plant material, no warranty obligation is borne by Contractor. Contractor agrees to follow Industry Standard Practices to mitigate any freeze damage to plant material including rejuvenate pruning when directed and suitable. *(Supplemental Pricing)*

EXHIBIT "B"**SUMMARY BID FORM**

Exterior Landscape Maintenance
VENTANA CDD
Riverview, Florida

This Summary Bid Forms total the Itemized Bid Forms for Categories A, B, C and D. The combined annual sum of all four categories is defined as the "Total Bid Price".

A. Landscape Maintenance Total	\$
B. Seasonal Color Maintenance Total	\$
C. Seasonal Plant Installation Total	\$
D. Mulch Total	\$
FIRST YEAR TOTAL BID PRICE	\$
<i>Second Year Total Bid Price</i>	\$
<i>Third Year Total Bid Price</i>	\$

Contractor Company Name_____

Contractor Address_____

Contractor Representative (please print)_____

Contractor Signature_____

Title_____

Telephone Number_____

Date_____

WORK SCHEDULE

Work under this Contract is to begin at the execution of the Contract and run concurrent thereof for the period of one (1) year.

ADDENDA

We acknowledge receipt of the following Addenda, which are included in our proposal.

ADDENDUM #	DATED:
ADDENDUM #	DATED:

UNIT PRICES

We acknowledge receipt of the following Unit Prices which are included in our proposal.

UNIT PRICE #	DATED:
UNIT PRICE #	DATED:

VENTANA CDD***CATEGORY A*****LANDSCAPE MAINTENANCE ITEMIZED BID FORM**

FUNCTION	FREQUENCY (PER YEAR)	TOTAL PRICE
Mow	42	
Edge (Bedlines)	42	
Edge (Hardlines)	42	
Monofilament Trim	42	
Bed Weed Control	52	
Palm Pruning	1	
Tree Pruning	12	
Shrub/Groundcover Trim	22	
Debris Disposal	52	
Irrigation Inspection	12	
Shrub Fertilization	3	
Groundcover Fertilization	3	
St Augustine Turf Fertilization	6	
Bahia Turf Fertilization	2	
Turf Weed Control	52	
pH Adjustment	1	
Fire Ant Control	52	
Turf Insect/Disease Control	52	
Shrub & Groundcover Insect/Disease Control	52	
Palm Fertilization	4	
Tree Fertilization	2	

**CATEGORY A. FIRST YEAR LANDSCAPE
MAINTENANCE TOTAL**

\$ _____

Contractor Signature

Company Name

Date

VENTANA CDD***CATEGORY B*****SEASONAL COLOR/PERENNIAL MAINTENANCE ITEMIZED BID FORM**

SEASONAL COLOR MAINTENANCE	FREQUENCY (PER YEAR)
Deadheading	24
Pruning	12
Insect/Disease Control	20
Watering	As Needed
Fertilization	12

**CATEGORY B. FIRST YEAR SEASONAL COLOR
MAINTENANCE TOTAL**

\$ _____

PERENNIAL MAINTENANCE	FREQUENCY (PER YEAR)	TOTAL
Deadheading	32	\$
Cut Back	1	\$
Insect/Disease Control	52	\$
Fertilization	2	\$
Mulching	1	\$

FIRST YEAR PERENNIAL MAINTENANCE TOTAL \$ _____

PERENNIAL INSTALLATION

QUANTITY	PLANT MATERIAL	SIZE	UNIT PRICE	TOTAL PRICE
		.		

The prices above shall be commensurate with the contract term.

Contractor Signature

Company Name

Date

VENTANA CDD***CATEGORY C*****SEASONAL COLOR INSTALLATION
ITEMIZED BID FORM**

QUANTITY	CHANGE OUT DATE	PLANT MATERIAL	SIZE	UNIT PRICE	TOTAL PRICE
	Spring		4"		
	Summer		4"		
	Fall		4"		
	Winter		4"		

**CATEGORY C. FIRST YEAR SEASONAL COLOR
INSTALLATION TOTAL****\$ _____**

NOTE 1: All annuals shall be 4" container-grown Grade "A" plants with multiple blooms at the time of installation.

NOTE 2: All prices should include soil amendments, mulch, labor, taxes, etc. associated with installation. All plants should be in bloom at time of planting.

NOTE 3: Specific colors and varieties shall be mutually agreed upon prior to installation.

NOTE 4: Contractor is responsible for estimating and confirming the quantity of flowers based on the spacing shown below:

a. Distance away from curbs, turflines, etc.

Summer Annuals 10"

Pansies / Violas 8"

b. On Center (o.c.) Spacings

Summer Annuals 10"

Pansies / Violas 8"

 Contractor Signature

 Company Name

 Date

VENTANA CDD***CATEGORY D*****MULCH*
ITEMIZED BID FORM**

MATERIAL and FUNCTION	CUBIC YARDS	UNIT PRICE	TOTAL PRICE
Pine Bark Mulch (First Mulching)			
Trenching (First Trenching)			
Pine Bark Mulch (Second Mulching)			
Trenching (Second Trenching)			

CATEGORY D. FIRST YEAR MULCH TOTAL \$ _____

**Contractor is responsible for measuring and confirming the quantity of mulch for two (2) complete applications per year.*

 Contractor Signature

 Company Name

 Date

VENTANA CDD
SUPPLEMENTAL PRICING FORM

1. Pine Bark Mulch (cost/yard, spread on site)	
2. Additional Labor with truck and hand tools (cost/man hour)	
3. Additional labor with truck and small power equipment (i.e., edger, blower, etc.) (cost/man hour)	
4. Additional labor with truck and light power equipment (i.e., 36" and 52" walk mower) (cost/man hour)	
5. Additional labor with truck and heavy power equipment (i.e., hustler, tractor, bush hog) (cost/man hour)	
6. Watering with Hydroseeder including operator (cost/man hour)	
7. St. Augustine sod laid, site ready (cost/square foot)	
8. Cost per hour – General Labor	
9. Cost per hour – Irrigation Service Technician with one laborer	
10. Cost per application of ____ Mulch to playground at Amenity Center	

Contractor Signature

Company Name

Date

EXHIBIT “C”

VENTANA CDD
SAMPLE MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADE SHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	10		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	5		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	5		
PLANT INSECT/DISEASE CONTROL	5		
PRUNING/DEADHEADING	10		
CLEANLINESS	5		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	8		
CARRYOVERS	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
APPEARANCE/OVERALL HEALTH	7		
INSECT/DISEASE CONTROL	7		
PRUNING/DEADHEADING	3		
MAXIMUM VALUE	100*		

*District reserves the right to retain payment commiserate with loss or damage resulting from two consecutive month's failure of 25% or more in any category.

Date _____ Score: _____ Performance Payout % _____

Contractor Signature: _____

Property Representative Signature: _____

EXHIBIT "D"**WEEKLY MAINTENANCE WORKSHEET**

- 1) Date of maintenance visit: _____
- 2) Supervisor: _____
- 3) Watering man-hours: _____
- 4) Listing of problems and locations:
 - a) Insect and plants: _____

 - b) Disease and plants: _____

 - c) Nutrient problems and plants _____

 - d) Dry plants: _____

 - e) Wet plants: _____

 - f) Amount of mulch applied: _____
 - g) Amount of mulch needed or applied over designated amount: _____
 - h) Dead plants removed: _____

 - i) Tree service work needed: _____

 - j) Irrigation damage and repairs: _____

- 5) Extra work performed:
 - a) Number of men: _____
 - b) Their title(s): _____
 - c) Hours per man: _____
 - d) Description of work performed: _____

General Notes:

Please list any items the Owner and/or Consultant needs to know of any extra work that is to be performed outside of the grounds maintenance contract scope. Also, give an estimate of time to perform the work: _____

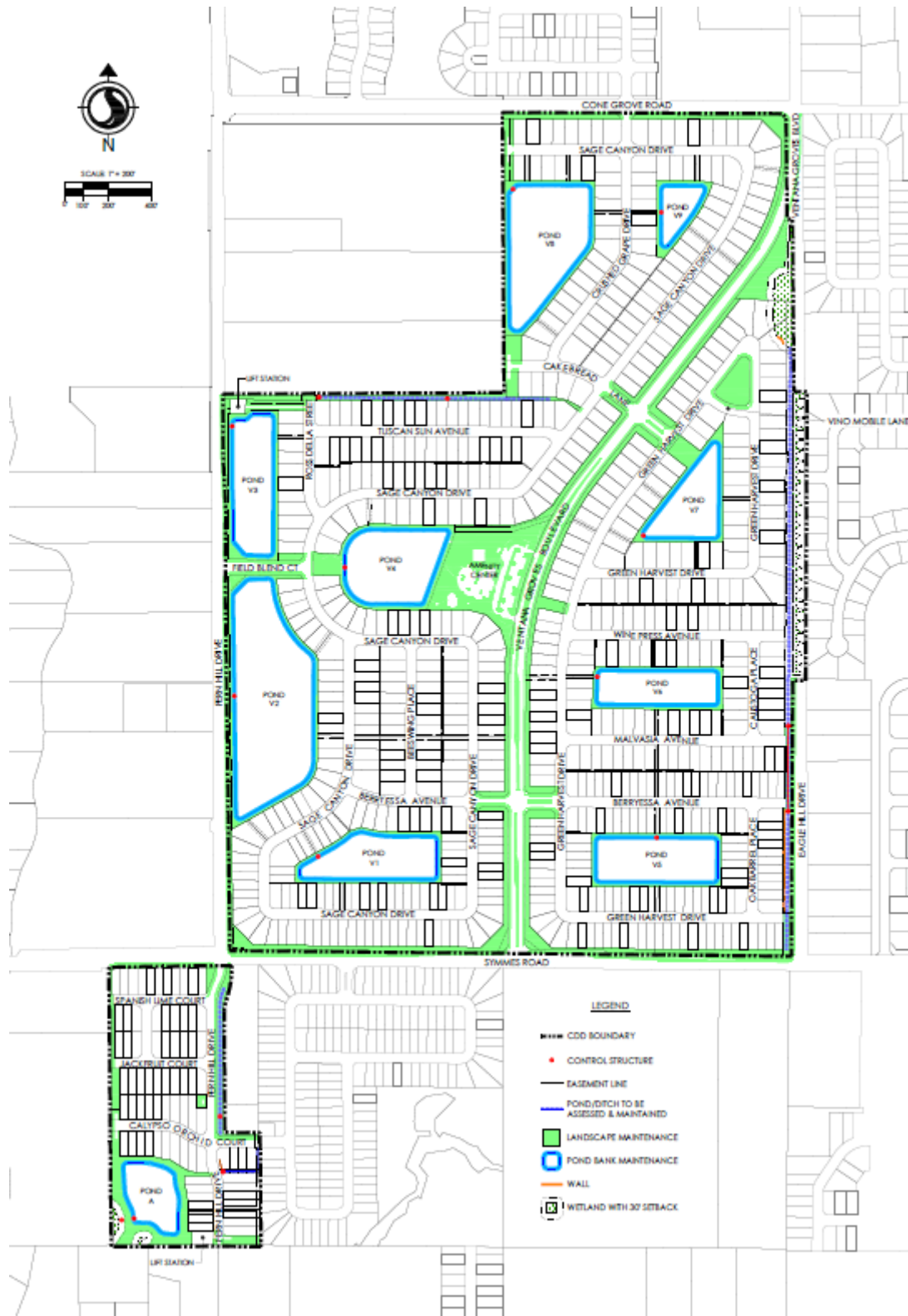
EXHIBIT "E"

DISTRICT OWNERSHIP MAP



EXHIBIT "F"

DISTRICT LANDSCAPE MAP



5B



Memorandum

September 20, 2023

TO: Ventana CDD Board of Supervisors
FROM: Rick L Reidt, District Manager
SUBJECT: Pickle Ball Court Screening Increased Cost

Good Evening:

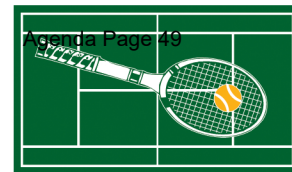
Welch Tennis Courts, Inc., responded to the prior approval of their quote and asked where we would like the screen delivered for our staff to install. I did not obtain the first quote from my usual contact and there was confusion on the bid parameters.

- Old Quote as approved at a cost of \$1,137.60 for material.
- Revised quote including custom fitting of material and installed at a cost of \$4,200.00.
- Choice of Black or Green Screening.
- Logo may be imprinted 4' x 6' at a cost of \$590.00 per logo. (Not Required or Recommended by Management)
- This is an increase in cost over what was approved on September 13th of \$3,062.40.

Management seeks board direction.

Welch Tennis Courts, Inc.

World's Largest Builder of Fast Dry Courts



Construction - Resurfacing - Lighting - Accessories

PICKLEBALL COURT WINDSCREEN PROPOSAL

USTA - USPTA
ASBA - TIY

Welch Tennis Courts, Inc. (hereinafter referred to as the "Contractor") proposes to furnish the labor, materials, equipment, and services necessary to install windscreens on two (2) pickleball courts for: The Ventana Community Development District (hereinafter referred to as the "Owner") located at 11101 Ventana Groves Boulevard, Riverview, Florida 33578. In accordance with, and subject to, the terms, conditions and specifications set forth below, the construction work is referred to in this proposal as the "Project."

1. **SCOPE OF WORK:** The Contractor shall provide and install approximately 240 lineal feet of new six (6) foot high windscreens made from 10oz. heavy-duty flexible-foamed PVC with an 80% shade factor. This product is custom made to your order, available in Green or Black. It is fabricated with solid brass #2 grommets placed every 12", finished with double lock-stitching using high quality UV resistant thread. Standard half-moon vents shall be placed approximately every ten feet. **NOTE: The Owner shall be responsible for the removal and disposal of the existing windscreens.**

2. **CONTRACT PRICE:** The Contractor shall install the windscreens as described above for the contract price of: **\$4,200.00.**

(If additional materials are required based on measurements and agreed upon by both Owner and Contractor, a change order will be provided for the required labor and materials.)

3. **PAYMENT TERMS:** A 50% scheduling deposit, which is due upon acceptance and signing of this proposal/contract, is required in order to schedule the installation. A final 50% payment shall be due upon completion of the entire Project. **NOTE:** Payments offered by **credit card** will incur an **additional 4% surcharge** for each transaction. Payment of Contractor's invoices is due upon receipt of the invoice by Owner. Late charges, at the rate of 1½% per month (18% per annum maximum) shall begin to accrue on any unpaid invoice balance, beginning thirty (30) days after the invoice date. Any payments based on AIA schedules will accrue interest from AIA payment due date. Welch Tennis Courts, Inc. reserves the right to stop work in the event of non-payment.

OPTIONS

OPTION 1: Windscreen Logo (4' x 6' Single Color)

Quantity _____ \$590.00/Each _____ (Initials)

NOTE: Preferred formats – Photoshop, Illustrator, and InDesign. All print files should be provided in their native format. Although it is not best, we will accept raster or flattened final artwork (.tiff, .jpg, or .eps) at 200 DPI to 800 DPI at final print size.

4. **ESCALATION CLAUSE:** If, between the time this agreement is prepared and the date the Project described herein is completed, there is an increase in the cost of materials, equipment, transportation or energy, the price(s) specified herein shall be adjusted by written change order modifying this agreement.

5. **WARRANTY:** Welch Tennis Courts, Inc. shall warranty the completed windscreens to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion, but will not be enforceable, unless payment is made in the full amount of the executed contract, including change orders and late payment fees (if applicable).

6. BINDING CONTRACT: This agreement and all of its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs, and successors assigned to either party.

7. ATTORNEY'S FEES; COSTS OF COLLECTION; VENUE: In the event that a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute, then, in such event, the prevailing party, as determined by the court hearing the matter, shall be entitled to recover its court costs, including reasonable attorney's fees, from the non-prevailing party. In the event that any sums invoiced by Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balance due and owing by Owner under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney's fees, regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from this contract (which does not include an action to enforce a construction lien under Chapter 713 of the Florida Statutes) shall be brought only in a court of competent jurisdiction in Hillsborough County, Florida.

8. TIME FOR ACCEPTANCE OF PROPOSAL: This proposal and the prices set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time, unless the Contractor agrees in writing to extend the time for acceptance. Acceptance of this proposal by the Owner shall give rise to a binding and enforceable contract.

9. ENTIRE AGREEMENT/CHANGES TO AGREEMENT: This proposal, once accepted by Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties prior to acceptance and signing of this proposal/agreement by Owner are deemed to have merged into this agreement. This agreement may *not* be modified or amended, except in writing, which is signed by all parties to this agreement. If the Owner of the property upon which the work is to be performed are husband and wife, residing together, the signature of one spouse shall be binding upon the other, and the signing owner/spouse shall be deemed to have been given the actual authority to bind upon Welch Tennis Courts, Inc. unless and until it is first counter-signed by an authorized officer of Welch Tennis Courts, Inc.

SALES REPRESENTATIVE

Chris Hagman, (813) 520-8320

ACCEPTED BY:

\$ _____
Total Contract Price (Including
Options)

_____(OWNER)

DATE: _____

Type/Print Name & Title

Accepted and Approved By:
WELCH TENNIS COURTS, INC.

George Todd, Jr., President

DATE: _____

ADDENDUM #1

This addendum shall become part of the contract documents and shall supersede any verbal or written agreements between Welch Tennis Courts, Inc. and the Owner. Modification of this addendum shall only occur by an executed change order.

Project Information Sheet

Customer Name: _____

Project Address: _____ Billing Address: _____

Primary Contact: _____ Accts Payable Contact: _____

Name: _____ Name: _____

Number: _____ Number: _____

Email Address: _____ Email Address: _____

Color Selection:	Green	Black	N/A	Other
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fencing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Frames	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Canvas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Net Posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windscreens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____

By signing below the Owner is authorizing Welch Tennis Courts, Inc. to proceed with the selections above and that all information is accurate and true.

(Signature)

(Date)

(Print Name)

5C



Memorandum

September 26th, 2023

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

I attached the revised proposal to clean-out the new pond of cattails & decaying shrubs for \$6,534.00. The old proposal was for \$11,340.00. This is a significant reduction but will take time for material to biodegrade.







Vantana
Sage Canyon Dr
Riverside, FL

(10) ponds

- 1- 2,494,718.25ac
- 2- 1,829,712.31ac
- 3- 1,587,712.88ac
- 4- 1,435,712.14ac
- 5- 529,712.83ac
- 6- 1,435,712.02ac
- 7- 1,403,711.85ac
- 8- 1,787,713.75ac
- 9- 634,711.87ac
- 10- (NEW POND) 979,711.81ac

Contact: Rick Reed
813-855-0050
Rick.Reed@vntana.com

Legend
8011 Calypso Orchid C1-NEW POND

Agenda Page 56





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

09/19/2023

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

FC agrees to chemically treat the vegetation and tussocks 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. Tussocks will decay in place and sink. All large debris will be disposed of off the premises.

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

Total investment \$ **6,534.00**

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**



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

8A



VENTANA.CDD ENCLAVE.10/2/23, 3:38 PM

monthly site inspection report.

Monday, October 2, 2023

10 Issues Identified



FERN HILL ROAD.

Assigned To Lennar.

Entrance signage build in progress.



SYMMES ROAD.

Assigned To Yellowstone.

Heading West on the Symmes Road sidewalk looks good overall. The county swale has some turf issues.



FERN HILL ROAD.

Assigned To Yellowstone.

The turf, trees, and ornamental grass are healthy and look good.



FERN HILL ROAD.

Assigned To Rick.

There is a missing county street sign that will need to be replaced.



FERN HILL ROAD.

Assigned To Yellowstone.

The mailboxes are clean and look good. There is a turf fertility issue.



FERN HILL ROAD.

Assigned To Yellowstone.

This turf issue area along the south end of Fern Hill Road has been an ongoing issue.



FERN HILL ROAD.

Assigned To Yellowstone.

Turf issues.



CALYPSO ORCHID

Assigned To Yellowstone.

This area looks good overall except for the turf issue.



POND.

Assigned To First Choice Aquatics.
The invasive plant material within the pond has begun to die. there are low areas of the pond that are receded.



FERN HILL ROAD.

Assigned To Yellowstone.
Looks good.

8B



Job Name: _____
Customer Number: 444 Customer: FCA - VENTANA CDD
Technician: Matt H
Date: 09/14/2023 Time: 08:34 AM
Customer Signature: _____

<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 type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input checked="" type="checkbox"/> High	<input checked="" type="checkbox"/> Clear
<input checked="" 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 type="checkbox"/> 2-4'	<input checked="" type="checkbox"/> Visible	<input type="checkbox"/> Backpack		<input type="checkbox"/> Low	<input type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input type="checkbox"/> Rainy

<input type="checkbox"/> Alligator	<input checked="" type="checkbox"/> Catfish	<input 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 type="checkbox"/> _____
<input checked="" type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input type="checkbox"/> Turtles	

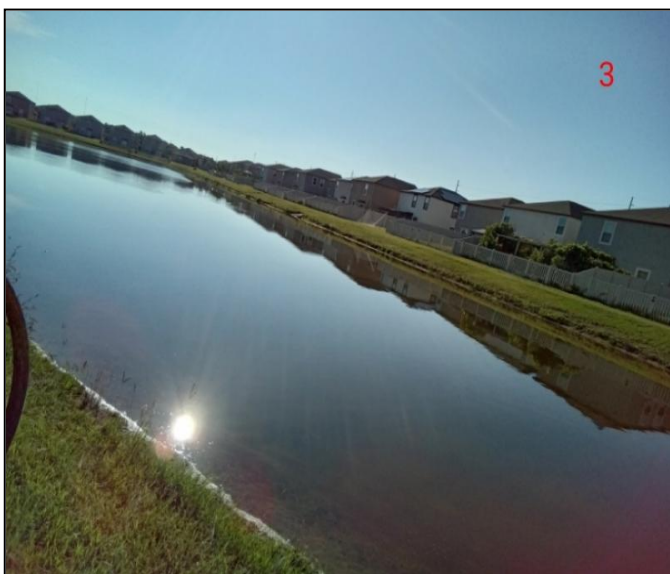
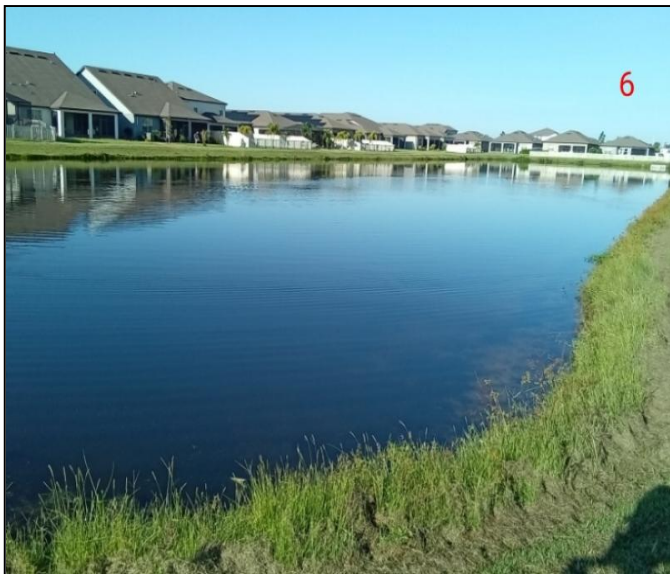
<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input type="checkbox"/> Gulf Spikerush
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input type="checkbox"/>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

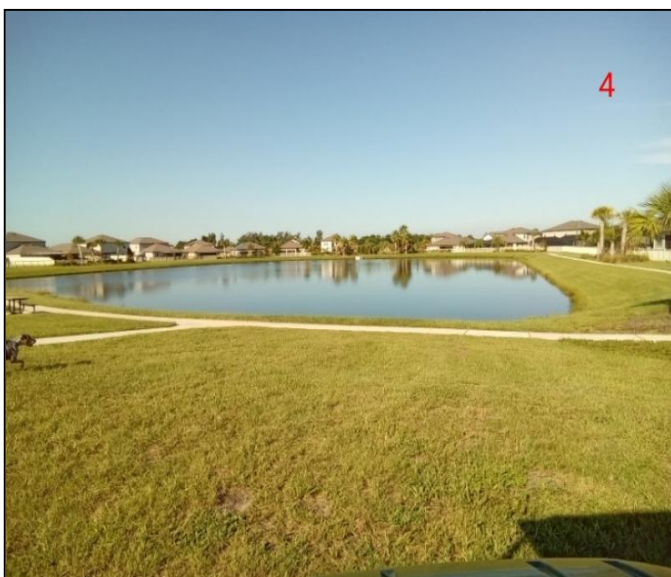
☐ Naiad ☐ _____

☐ Pickerelweed

☐ Soft Rush ☐









Job Name: _____
Customer Number: 444 Customer: FCA - VENTANA CDD
Technician: Ed
Date: 08/08/2023 Time: 11:47 AM
Customer Signature: _____

<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 checked="" type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input checked="" type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack		<input type="checkbox"/> Low	<input type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<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 type="checkbox"/> _____
<input type="checkbox"/> Bass	<input checked="" type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<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 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 ☐





Job Name: _____
Customer Number: 444 Customer: FCA - VENTANA CDD
Technician: Ed
Date: 08/08/2023 Time: 03:04 PM
Customer Signature: _____

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

<input type="checkbox"/> Alligator	<input checked="" type="checkbox"/> Catfish	<input 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 type="checkbox"/> _____
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input checked="" type="checkbox"/> Turtles	

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

☐ Naiad ☐ _____

☐ Pickerelweed

☐ Soft Rush ☐

8C

Ventana CDD Action Items

October 1, 2023

Action Item Description	Responsible	Status	Comments
Implementation of No Mow Zone	DM	Approved September Meeting	Board approved No Mow Zone of 24" to be maintained at 12" height not to exceed 18" at any time on all water tables effective immediately. This will be promoted through HOA mailings if possible and on the CDD Website. Also available in the clubhouse from the onsite manager.
Recommendation of control measures for water discharge from roofs, pool and water conditioners.	DM	Approved September Meeting	District manager to share recommendation of board to control discharges of water from roofs, pools and water conditioners to significantly reduce pond and berms slopes damage. This will be promoted through HOA mailings if possible and on the CDD Website. Also available in the clubhouse from the onsite manager.
Erosion Workshop		Special October 18th Workshop	Establish October 17th workshop for Erosion issue at Ventana with staff. Will advertise on website, Townsquare and clubhouse postings.
Card Readers in Restroom	DM	Approved 9/13/2023 In Progress	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	Approved 9/13/203 In Progress	MHD - \$823.00 with Monthly from \$60 to \$500 based on usage.
Wind Screen for Pickel Ball Courts	DM	Approved 9/13/2023 In Progress	On approval quote did not cover install or sizing. Rebid the project and will revisit in October Meeting..
Spectrum Repeater - Unavailable. MHD Quote revised and accepted.	Frank	MHD in Progress components ordered 9/19/2023	Spectrum did not have systems which would work with our other surveillance and card reader needs. Management reached back out to MHD and they reduced quota to only community center with open WIFI and Secure WIFI through a Fortinet system for \$2,081.56. The Chair approved the installation with the DM and Install was signed on 9/18/2023.
Pool Tile Repair	DM and Field Manager	In Progress	Obtaining quick quote to get repairs completed.

Add Enclaves Entry Sign to Insurance	DM	Requested Addition 9/20/2023	Cost for replacement estimated at \$52,166. working with EGIS to add coverage in policy. Completion of Enclaves entry sign scheduled for 10/2/2023 pending any construction delays or weather issue.
Track Lighting Presentation and Proposal	DM	December Meeting Review	Mr. Reidt to have Illuminations Holiday Lighting prepare presentation and proposal on all season track lighting for future meeting.
Request by Supervisors Timmer and Lockley for access to view only avidbill	Accounting	In Progress	Contacted Joyce Blocker to set up access to system. System is being set up on 9/19/2023 and board members will receive access soon.
Establish a Reserve Study	DM	November Meeyting Review	Quotes Requested 9/27/2023
Landscape Needs			
Bid out Landscaping	DM and Field Manager	October Meeting Bid Package	
Future and Tabled Considerations			

9A

**MINUTES OF MEETING
VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Ventana Community Development District was held on Wednesday, September 13, 2023, at 6:00 p.m. at the Ventana Clubhouse, at 11101 Ventana Groves Boulevard, Riverview, Florida 33578.

Present and constituting a quorum were:

Juan Carlos Reyes	Chairperson (<i>via phone</i>)
Mary Jo Alford-Roberson	Vice Chairperson
Le Carl Lockley	Assistant Secretary
Kelly Timmers	Assistant Secretary
Adewumi Olowoyo	Assistant Secretary

Also present were:

Rick Reidt	District Manager
Micheal Broadus	District Counsel
Tonja Stewart	District Engineer
Gary Schwartz	Field Manager
Residents	

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**

Residents commented on the following items:

- Pressure washing
- Landscaping concerns
- Down spout issue with builder
- Enclaves poor landscape and slow build of entry monument
- Trash and litter concerns
- Continued budget concerns

THIRD ORDER OF BUSINESS **District Engineer/Erosion Discussion**

i. Ratification of Change Order 1 – Erosion

On MOTION by Ms. Timmers seconded by Mr. Reyes, with all in favor, Change Order 1 – Erosion, was ratified. 5-0

ii. Resident Educational Information

- Ms. Stewart reviewed erosion issue with the Board.
- It was expressed, this may require perpetual repairs.
- Fence on homeowners' property repair, will need to be determined.
- Clearing and repairs should have been completed today.
- Chemical treatment of overgrowth not advised as it may cause more erosion. Recommend ongoing light maintenance.
- All addresses not determined as well as damage to homeowner yards and to what extent. Will need permission to access properties.
- Workshop suggested to recommend for November review with residents working HOA for email notices and participation.
- Mr. Reidt to contact HOA and distribute notices and post the education plan on the website.

On MOTION by Mr. Reyes seconded by Mr. Lockley, with all in favor, Resident Education and "No-Mow" zone implementation, was approved. 5-0

FOURTH ORDER OF BUSINESS

Yellowstone Landscape Improvements

Let the record reflect, Mr. Olowoyo exited the meeting at 6:45p.m.

- Mr. Schwartz reviewed *Yellowstone* performance with the Board.
- Over the past two meetings, the Board received many resident concerns on landscaping.
- Mr. Schwartz and Mr. Reidt recommended the Board consider requesting a bid on the landscaping contract.
- Mr. Reidt explained the process to the Board.
- The Board reviewed and approved landscaping quote #325618 for removal of four palms with stump grind in the amount of \$1,720.
- The other three quotes were tabled.
- The Board requested Mr. Reidt prepare a bid package for approval at the October meeting on advertised bid on landscaping.

On MOTION by Mr. Reyes seconded by Ms. Alford-Roberson, with all in favor, Mr. Reidt was authorized to prepare a landscape bid package for consideration at the November meeting. 4-0

FIFTH ORDER OF BUSINESS**Business Items****A. Consideration of Resolution on Spending Authority**

On MOTION by Ms. Alford-Roberson seconded by Mr. Reyes, with all in favor, Resolution 2023-11, Spending Authority, was adopted. 5-0

B. Consideration of WIFI Extenders and Access Points

- Consideration of Wi-Fi extender tabled.
- Mr. Reidt mentioned a quote for Wi-Fi from *MHD* in the amount of \$3,801
- Staff will contact *Spectrum* for cost of repeater in Community Center.
- No need for open Wi-Fi on the pool decks currently.

C. Consideration of Card Reader Access Restrooms

On MOTION by Ms. Alford-Roberson seconded by Ms. Timmer, with all in favor, *Action Security* quote in the amount of \$5,975, for installation of card reader for restrooms, was approved. 4-0

D. Consideration of Addendum Adding Water Table 10 to Aquatics Agreement

On MOTION by Mr. Reyes seconded by Ms. Timmers, with all in favor, the addition of *Water Table 10* to *Aquatics Agreement*, was approved. 4-0

E. Consideration of Water Table 10 Clean Up

This item was tabled pending bids and review of other possible solutions.

F. Consideration of Voice Down Monitored Surveillance

On MOTION by Mr. Lockley seconded by Ms. Alford-Roberson, with all in favor, Proposal from Voice Down Monitored Surveillance, was approved. 4-0

G. Consideration of Screening Pickle Ball Courts

On MOTION by Ms. Alford-Roberson seconded by Ms. Timmers, with all in favor, screening pickle ball Courts, was approved. 4-0

- Mr. Reidt will prepare a presentation on track lighting for November or December meeting for Board approval.

H. Consideration of Holiday Lighting

On MOTION by Mr. Reyes seconded by Ms. Timmers, with all in favor, C9 Clubhouse lighting, was approved. 4-0

Let the record reflect, Mr. Reyes exited the meeting.

I. General Matters of the District

- Zebra Pool* Contract Addendum was reviewed.

On MOTION by Ms. Timmers seconded by Mr. Lockley, with all in favor, *Zebra Pool* Contract Addendum, was approved. 3-0

SIXTH ORDER OF BUSINESS

Consent Agenda

- A. Consideration of Board of Supervisors of the Regular Meeting August 8, 2023
- B. Consideration of Operation and Maintenance Expenditures June-July 2023
- C. Review of Financial Statements Month Ending July 31, 2023

On MOTION by Mr. Lockley seconded by Ms. Alford-Roberson, with all in favor, Consent Agenda, was approved. 3-0

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Manager

i. Discussion on Aeration Need for Quotes

This item was tabled, indefinitely.

ii. Discussion on Community Center Fencing

This item was tabled, indefinitely.

iii. Discussion on Security vs. Staffing - Voice Down

This item was approved as security was ineffective.

iv. Action Item

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

- Mr. Lockley and Ms. Timmers requested access to Avid bill viewing capability only.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Reidt adjourned the meeting at 9:13 p.m.

Rick Reidt
District Manager

Juan Carlos Reyes
Chairperson

9B

VENTANA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
CHARTER COMMUNICATIONS	2455297080123 ACH	\$182.96		INTERNET SERVICE 08/01/23-08/31/23
INFRAMARK LLC	100137	\$8,486.82		DISTRICT INVOICE AUGUST 2023
ZEBRA CLEANING TEAM	6402	\$1,150.00		POOL SERVICE - AUGUST 2023
Monthly Contract Subtotal		\$9,819.78		
Variable Contract				
JUAN CARLOS REYES	JR 080823	\$200.00		SUPERVISOR MEETING 08/08/2023
KELLY TIMMER	KT 080823	\$200.00		SUPERVISOR MEETING 08/08/2023
STRALEY ROBIN VERICKER	23460	\$2,990.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 08/15/23
Variable Contract Subtotal		\$3,390.00		
Utilities				
BOCC	8430 081623 ACH	\$414.82		WATER SERVICE - 07/17/23-08/15/23
TECO	1918 080723 ACH	\$969.30		ELECTRICITY SERVICES 07/01/23-08/01/23
TECO	4538 080723 ACH	\$200.90		ELECTRICITY SERVICES 07/01/23-08/01/23
TECO	6013 070623 ACH	\$11,797.53		ELECTRICITY SERVICES 06/01/23-06/30/23
TECO	6013 080423 ACH	\$11,923.24	\$24,890.97	ELECTRICITY SERVICES 06/30/23-07/31/23
Utilities Subtotal		\$25,305.79		
Regular Services				
AFFORDABLE BACKFLOW	20144	\$50.00		BACKFLOW TESTING
HOME TEAM PEST DEFENSE	947994690	\$150.00		PEST SERVICES
SPEAREM ENTERPRISES	5841	\$704.00		LABOR - 07/16/23-08/16/23 / MATERIAL
SPEAREM ENTERPRISES	5842	\$340.00		LABOR - 07/16/23-08/16/23 - SERVICE DOG WASTE CANS
SPEAREM ENTERPRISES	5848	\$340.00	\$1,384.00	LABOR - 06/16/23-07/16/23 - SERVICE DOG WASTE CANS
STANTEC	2111421	\$383.25		PROFESSIONAL SERVICES THROUGH 06/28/2023
TECH STREET GLOBAL SECURITY LLC	209	\$2,784.00		POOL MONITORING
TECH STREET GLOBAL SECURITY LLC	217	\$3,480.00	\$6,264.00	SECURITY PATROL
US BANK	6999925	\$4,040.63		SERIES 2021 ADMIN FEES 07/01/23 - 06/30/24
VENTANA CDD	07252023-1	\$0.81		SERIES 2021 FY23 TAX DIST ID
VENTANA CDD	07252023-2	\$8.82	\$9.63	SERIES 2018 FY23 TAX DIST ID
YELLOWSTONE LANDSCAPE	TM 575697	\$830.76		IRRIGATION REPAIRS
Regular Services Subtotal		\$13,112.27		
Additional Services				
MHD COMMUNICATIONS	31206	\$112.50		CAMERA LOG IN - ISSUES
ZEBRA CLEANING TEAM	5317	\$183.73		ROLLER ASSEMBLY FOR CHEMICAL PUMP AND SHAFT FOR ROLLER ASSEMBLY
Additional Services Subtotal		\$296.23		

VENTANA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL		\$51,924.07		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary

August 1, 2023
Invoice Number: 2455297080123
Account Number: 8337 12 028 2455297
Security Code: 2302
Service At: 11101 VENTANA GROVES BLVD
RIVERVIEW FL 33578-9426

Auto Pay Notice

Receiver

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675

AUG 7 2023

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.

Summary

Service from 08/01/23 through 08/31/23
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 08/18/23	
Total Due by Auto Pay	\$182.96

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 08022023 NNNNNNNN 01 006246 0020

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

August 1, 2023

VENTANA CDD

Invoice Number: 2455297080123
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: 2455297080123
 Security Code: 8337 12 028 2455297
 2302

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 855-252-0675

8337 1200 NO RP 01 08022023 NNNNNNNN 01 006246 0020

Charge Details

Previous Balance		182.96
EFT Payment	07/18	-182.96
Remaining Balance		\$0.00

Payments received after 08/01/23 will appear on your next bill.

Service from 08/01/23 through 08/31/23

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 \$1.53, 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

BILL TO

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

INVOICE#

#100137

CUSTOMER ID

C2292

PO#**DATE**

8/28/2023

NET TERMS

Net 30

DUE DATE

9/27/2023

Services provided for the Month of: August 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	21	Ea	0.15		3.15
Color Copies	2	Ea	0.39		0.78
Postage	18	Ea	0.67		12.06
Dissemination Services	1	Ea	700.00		700.00
Subtotal					8,486.82

Subtotal	\$8,486.82
-----------------	------------

Tax	\$0.00
------------	--------

Total Due	\$8,486.82
------------------	------------

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.

Zebra Pool Cleaning Team INC.

Agenda Page 88

Invoice

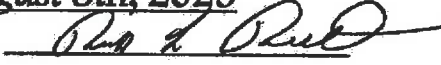
P.O. BOX 3456
Apollo Beach, FL. 33572
813-279-0437

Date	Invoice #
7/31/2023	6402

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

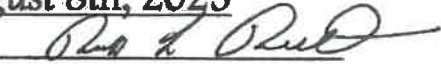
Ship To
Ventana CDD 111010Ventana Groves Blvd. Riverview, FL 33569

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project	
	Net 30		7/31/2023				
Quantity	Item Code	Description				Price Each	Amount
	Commerical Pool S...	Commercial Pool Service August				1,150.00	1,150.00
We appreciate your prompt payment.						Total	\$1,150.00

Ventana CDD**MEETING DATE: August 8th, 2023****DMS Staff Signature** 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	Payment Amount
Kelly Timmer	✓	Salary Accepted	\$ 200.00
Le Carl Lockley		Salary Waived	\$0.00
Juan Carlos Reyes	✓	Salary Accepted	\$ 200.00
Ademimi Olowoyo	✓	Salary Accepted	\$ 200.00
Mary Jo Alford-Roberson	✓	Salary Waived	\$ 0.00

JR 080823

Ventana CDD**MEETING DATE: August 8th, 2023****DMS Staff Signature** 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	Payment Amount
Kelly Timmer	✓	Salary Accepted	\$ 200.00
Le Carl Lockley		Salary Waived	\$0.00
Juan Carlos Reyes	✓	Salary Accepted	\$ 200.00
Ademimi Olowoyo	✓	Salary Accepted	\$ 200.00
Mary Jo Alford-Roberson	✓	Salary Waived	\$ 0.00

KT 080823

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

August 28, 2023

Client: 001470

Matter: 000001

Invoice #: 23460

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
7/13/2023	JMV	REVIEW MEMO RE: CDD TRANSITION MEETING.	0.3	\$112.50
7/13/2023	LB	RESEARCH RE PROPERTY OWNED BY THE DEVELOPER AND/OR BUILDER LOTS OWNED IN THE DISTRICT FOR PURPOSES OF LANGUAGE TO USE IN RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS ON BUDGET.	0.3	\$52.50
7/24/2023	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE BONDS.	0.3	\$52.50
7/25/2023	KCH	PREPARE SPENDING RESOLUTION FOR DISTRICT MANAGER; REVIEW AQUATICS PROPOSAL AND UPDATED SITE MAP OF PONDS; PREPARE NEW AQUATICS AGREEMENT WITH NECESSARY AMENDMENTS.	3.0	\$975.00
7/26/2023	LB	PREPARE RESOLUTION ADOPTING FY 2023-2024 BUDGET AND RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS FOR FY 2023-2024 BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	1.8	\$315.00
7/26/2023	KCH	REVIEW RESOLUTIONS FOR ADOPTING BUDGET AND SPECIAL ASSESSMENTS.	0.5	\$162.50
7/31/2023	KCH	REVIEW QUARTERLY REPORT ON BOND INDEBTEDNESS.	0.2	\$65.00
8/1/2023	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED JUNE 30, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.3	\$52.50

SERVICES

Date	Person	Description of Services	Hours	Amount
8/7/2023	MB	REVIEW DISTRICT BOARD MEETING AGENDA; ANALYZE RESOLUTION 2023-09; ANALYZE FISCAL YEAR 2023/2024 BUDGET; ANALYZE RESOLUTION 2023-10; ANALYZE FILE CORRESPONDENCE.	0.8	\$260.00
8/8/2023	MB	CONFERENCE CALL WITH DISTRICT MANAGER REGARDING DISTRICT BUDGET; PREPARE FOR ATTEND DISTRICT MEETING.	2.9	\$942.50
Total Professional Services			10.4	\$2,990.00
Total Services			\$2,990.00	
Total Disbursements			\$0.00	
Total Current Charges				\$2,990.00
Previous Balance				\$5,046.21
Less Payments				(\$5,046.21)
PAY THIS AMOUNT				\$2,990.00

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
VENTANA CDD	6511068430	08/16/2023	09/06/2023

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	07/17/2023	11500	08/15/2023	11767	26700 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$80.63
Water Base Charge	\$39.42
Water Usage Charge	\$38.04
Sewer Base Charge	\$98.99
Sewer Usage Charge	\$152.46

Summary of Account Charges

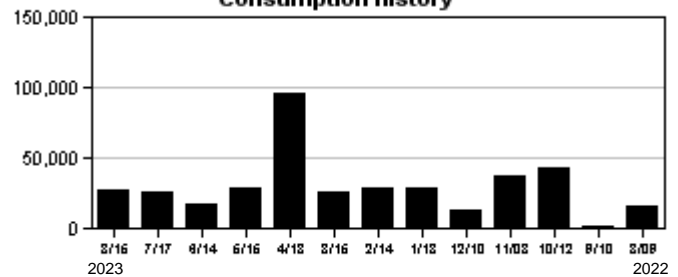
Previous Balance	\$403.59
Net Payments - Thank You	\$-403.59
Total Account Charges	\$414.82

AMOUNT DUE	\$414.82
-------------------	-----------------

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

2,366 8

DUE DATE	09/06/2023
AMOUNT DUE	\$414.82
AMOUNT PAID	

0065110684308 00000414821



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

Statement Date: August 07, 2023
Agenda Page 94

Amount Due: \$969.30

Due Date: August 28, 2023

Account #: 221008861918

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

Account Summary

Current Service Period: July 01, 2023 - August 01, 2023

Previous Amount Due \$954.76

Payment(s) Received Since Last Statement -\$954.76

Current Month's Charges \$969.30

Amount Due by August 28, 2023 \$969.30

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

Received

AUG 10 2023



Scan here to view
your account online.

One Less
Worry :)

Go paperless and get
payment reminders
so you never lose
track of your bill.



TampaElectric.com/Paperless

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



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.

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

Account #: 221008861918

Due Date: August 28, 2023

Amount Due: \$969.30

Payment Amount: \$ _____

647680285567

Your account will be
drafted on August 28, 2023

00004981 FTECO108072322540910 00000 03 01000000 18111 004

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

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

Service Period: Jul 01, 2023 - Aug 01, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending June 2023 includes Natural Gas 79%, Purchased Power 10%, Solar 7% and Coal 4%.

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

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: August 07, 2023
Agenda Page 96

Amount Due: \$200.90

Due Date: August 28, 2023

Account #: 211028204538

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

Account Summary

Current Service Period: July 01, 2023 - August 01, 2023

Previous Amount Due	\$177.97
Payment(s) Received Since Last Statement	-\$177.97

Current Month's Charges	\$200.90
-------------------------	----------

Amount Due by August 28, 2023	\$200.90
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Your average daily kWh used was
0% higher than it was in your
previous period.

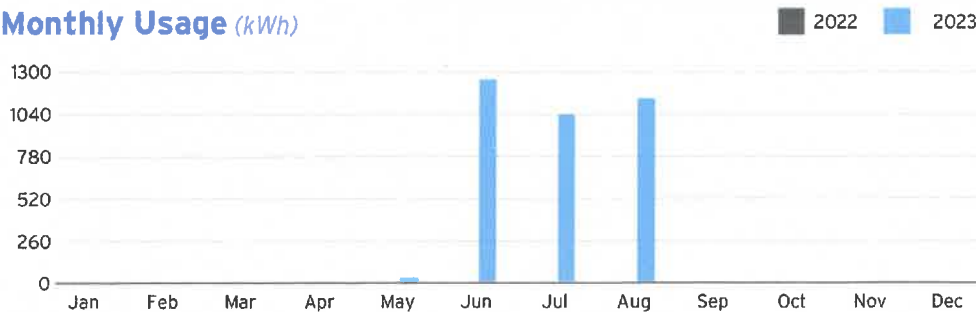
Received

AUG 10 2023



Scan here to view
your account online.

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: August 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.

Amount Due: \$200.90

Payment Amount: \$ _____

611877914664

Your account will be
drafted on August 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

Agenda Page 97

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

Meter Read

Service Period: Jul 01, 2023 - Aug 01, 2023

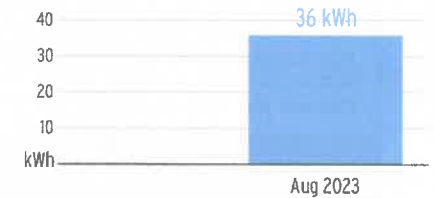
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000288027	08/01/2023	3,454		2,317		1,137 kWh	1	32 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	32 days @ \$0.75000		\$24.00
Energy Charge	1,137 kWh @ \$0.07990/kWh		\$90.85
Fuel Charge	1,137 kWh @ \$0.05239/kWh		\$59.57
Storm Protection Charge	1,137 kWh @ \$0.00400/kWh		\$4.55
Clean Energy Transition Mechanism	1,137 kWh @ \$0.00427/kWh		\$4.85
Storm Surcharge	1,137 kWh @ \$0.01061/kWh		\$12.06
Florida Gross Receipt Tax			\$5.02
Electric Service Cost			\$200.90

Avg kWh Used Per Day



Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending June 2023 includes Natural Gas 79%, Purchased Power 10%, Solar 7% and Coal 4%.

Total Current Month's Charges
\$200.90

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866-689-6469

All Other

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P.O. Box 111
Tampa, FL 33601-0111

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TampaElectric.com

Phone:

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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 06, 2023
Agenda Page 98

Amount Due: \$12,022.27

Due Date: July 20, 2023
Account #: 321000026013

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

Your Locations With The Highest Usage



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

7,055
KWH



10370 SYMMES RD,
RIVERVIEW, FL 33578

1,405
KWH

Account Summary

Previous Amount Due	\$12,206.02
Payment(s) Received Since Last Statement	-\$12,206.02
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$12,022.27

Amount Due by July 20, 2023 \$12,022.27

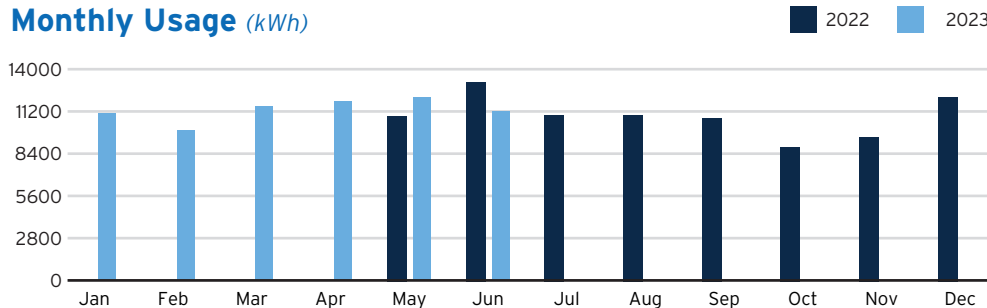
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.

TECO only took out \$11,797.53

Monthly Usage (kWh)



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



**DOWNED IS
DANGEROUS!**

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

Visit TampaElectric.com/Safety
for more safety tips.



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

Account #: 321000026013

Due Date: July 20, 2023

Amount Due: \$12,022.27

Payment Amount: \$ 11797.53

700625002568

Your account will be
drafted on July 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 to enroll now.

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	06/01/2023	3,571		3,006		565 kWh	1	30 Days	\$110.67
									 2.1%


Service Address: 10370 SYMMES RD, RIVERVIEW, FL 33578

Sub-Account Number: 221007554076

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000605340	06/01/2023	39,547		38,142		1,405 kWh	1	30 Days	\$240.92
									 25.2%

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	06/01/2023	19,015		17,711		1,304 kWh	1	30 Days	\$225.27
									 20.1%

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 →

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

Ways To Pay Your Bill



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In-Person

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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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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	06/01/2023	64,280		63,355		925 kWh	1	30 Days	\$166.49
									 63.9%

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	06/01/2023	14,828		7,773		7,055 kWh	1	30 Days	\$745.64
1000813331	06/01/2023	14.83		0		14.83 kW	1	30 Days	 13.3%

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

\$12,022.27



Sub-Account #: 211027066045
Statement Date: 06/30/2023

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


Meter Read

Service Period: 05/03/2023 - 06/01/2023

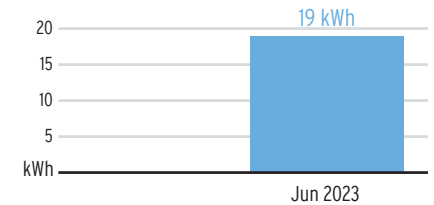
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000853636	06/01/2023	3,571		3,006		565 kWh	1	30 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	565 kWh @ \$0.07990/kWh		\$45.14
Fuel Charge	565 kWh @ \$0.05239/kWh		\$29.60
Storm Protection Charge	565 kWh @ \$0.00400/kWh		\$2.26
Clean Energy Transition Mechanism	565 kWh @ \$0.00427/kWh		\$2.41
Storm Surcharge	565 kWh @ \$0.01061/kWh		\$5.99
Florida Gross Receipt Tax			\$2.77
Electric Service Cost			\$110.67

Avg kWh Used Per Day



Current Month's Electric Charges

\$110.67

Billing information continues on next page →



Service Address: 10370 SYMMES RD, RIVERVIEW, FL 33578

Meter Read

Meter Location: IRR

Service Period: 05/03/2023 - 06/01/2023

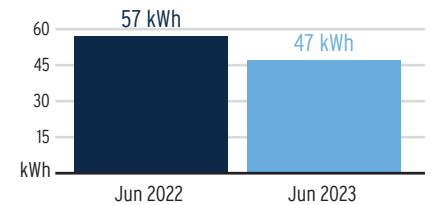
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605340	06/01/2023	39,547		38,142		1,405 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	1,405 kWh @ \$0.07990/kWh	\$112.26
Fuel Charge	1,405 kWh @ \$0.05239/kWh	\$73.61
Storm Protection Charge	1,405 kWh @ \$0.00400/kWh	\$5.62
Clean Energy Transition Mechanism	1,405 kWh @ \$0.00427/kWh	\$6.00
Storm Surcharge	1,405 kWh @ \$0.01061/kWh	\$14.91
Florida Gross Receipt Tax		\$6.02
Electric Service Cost		\$240.92

Avg kWh Used Per Day



Current Month's Electric Charges

\$240.92

Billing information continues on next page →



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


Meter Read

Service Period: 05/03/2023 - 06/01/2023

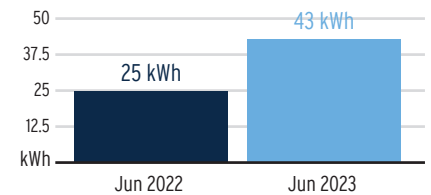
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605350	06/01/2023	19,015		17,711		1,304 kWh	1	30 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	1,304 kWh @ \$0.07990/kWh		\$104.19
Fuel Charge	1,304 kWh @ \$0.05239/kWh		\$68.32
Storm Protection Charge	1,304 kWh @ \$0.00400/kWh		\$5.22
Clean Energy Transition Mechanism	1,304 kWh @ \$0.00427/kWh		\$5.57
Storm Surcharge	1,304 kWh @ \$0.01061/kWh		\$13.84
Florida Gross Receipt Tax			\$5.63
Electric Service Cost			\$225.27

Avg kWh Used Per Day



Current Month's Electric Charges

\$225.27

Billing information continues on next page →



Sub-Account #: 221007762638
Statement Date: 06/30/2023

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

Service Period: 05/03/2023 - 06/01/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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

Billing information continues on next page →




Sub-Account #: 221007764683
Statement Date: 06/30/2023

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

Service Period: 05/03/2023 - 06/01/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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
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Billing information continues on next page →


Sub-Account #: 221007860432
Statement Date: 06/30/2023



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

Service Period: 05/03/2023 - 06/01/2023 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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: 06/30/2023

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

Meter Read


Meter Location: IRRIGATION

Service Period: 05/03/2023 - 06/01/2023

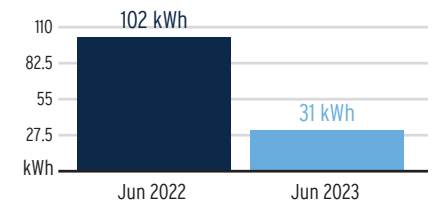
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000566744	06/01/2023	64,280		63,355		925 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
	Energy Charge	925 kWh @ \$0.07990/kWh	\$73.91
	Fuel Charge	925 kWh @ \$0.05239/kWh	\$48.46
	Storm Protection Charge	925 kWh @ \$0.00400/kWh	\$3.70
	Clean Energy Transition Mechanism	925 kWh @ \$0.00427/kWh	\$3.95
	Storm Surcharge	925 kWh @ \$0.01061/kWh	\$9.81
	Florida Gross Receipt Tax		\$4.16
	Electric Service Cost		\$166.49

Avg kWh Used Per Day



Current Month's Electric Charges

\$166.49

Billing information continues on next page →



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

Meter Read

Meter Location: CLUB HOUSE

Service Period: 05/03/2023 - 06/01/2023

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813331	06/01/2023	14,828		7,773		7,055 kWh	1	30 Days
1000813331	06/01/2023	14.83		0		14.83 kW	1	30 Days

Charge Details



Electric Charges

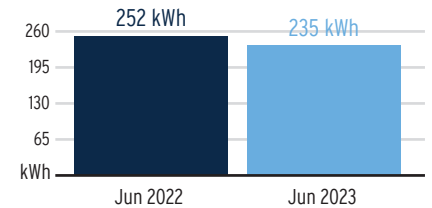
Daily Basic Service Charge	30 days @ \$1.08000	\$32.40
Billing Demand Charge	15 kW @ \$14.13000/kW	\$211.95
Energy Charge	7,055 kWh @ \$0.00736/kWh	\$51.92
Fuel Charge	7,055 kWh @ \$0.05239/kWh	\$369.61
Capacity Charge	15 kW @ -\$0.06000/kW	-\$0.90
Storm Protection Charge	15 kW @ \$0.62000/kW	\$9.30
Energy Conservation Charge	15 kW @ \$0.88000/kW	\$13.20
Environmental Cost Recovery	7,055 kWh @ \$0.00084/kWh	\$5.93
Clean Energy Transition Mechanism	15 kW @ \$1.12000/kW	\$16.80
Storm Surcharge	7,055 kWh @ \$0.00238/kWh	\$16.79
Florida Gross Receipt Tax		\$18.64
Electric Service Cost		\$745.64

Current Month's Electric Charges

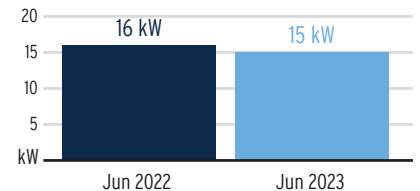
\$745.64

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.



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

Service Period: 05/03/2023 - 06/01/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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: 06/30/2023

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

Service Period: 05/03/2023 - 06/01/2023

Rate Schedule: Lighting Service

Charge Details

<div>⚡</div> Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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**

Billing information continues on next page →



Sub-Account #: 221008040141

Statement Date: 06/30/2023

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

Service Period: 05/03/2023 - 06/01/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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
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Current Month's Electric Charges

\$2,077.09

Total Current Month's Charges

\$12,022.27



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

Statement Date: August 04, 2023
Agenda Page 112

Amount Due: \$11,923.24

Due Date: August 18, 2023

Account #: 321000026013

DO NOT PAY. Your account will be drafted on August 18, 2023

Account Summary

Previous Amount Due	\$12,022.27
Payment(s) Received Since Last Statement	-\$11,797.53
Miscellaneous Credits	-\$335.94
Credit Balance After Payments and Credits	-\$111.20
Current Month's Charges	\$12,034.44

Amount Due by August 18, 2023 \$11,923.24

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

**6,702
KWH**



11114 FERN HILL DR,
GATE, RIVERVIEW, FL
33578

**2,010
KWH**



Scan here to view
your account online.

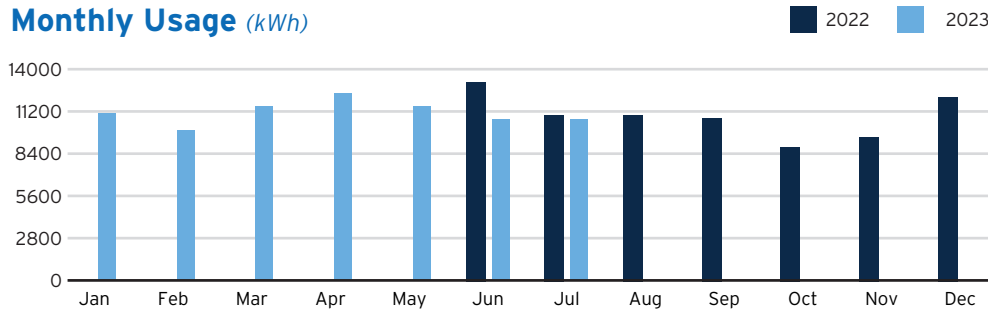


**DOWNED IS
DANGEROUS!**

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



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

Account #: 321000026013

Due Date: August 18, 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.

Amount Due: \$11,923.24

Payment Amount: \$ _____

700375002765

Your account will be
drafted on August 18, 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	04/30/2023	2,970		2,429		541 kWh	1	30 Days	\$106.95
									 28.2%


Service Address: 10370 SYMMES RD, RIVERVIEW, FL 33578

Sub-Account Number: 221007554076

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000605340	06/30/2023	41,543		39,547		1,996 kWh	1	29 Days	\$331.77
									 42.1%

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	06/30/2023	21,025		19,015		2,010 kWh	1	29 Days	\$333.95
									 54.1%

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 →

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

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

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

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	06/30/2023	64,290		64,280		10 kWh	1	29 Days	\$23.86
									 98.9%

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	06/30/2023	21,530		14,828		6,702 kWh	1	29 Days	\$704.63
1000813331	06/30/2023	14.26		0		14.26 kW	1	29 Days	 5.0%

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

\$12,034.44



Sub-Account #: 211027066045
Statement Date: 07/21/2023

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


Meter Read

Service Period: 04/01/2023 - 04/30/2023

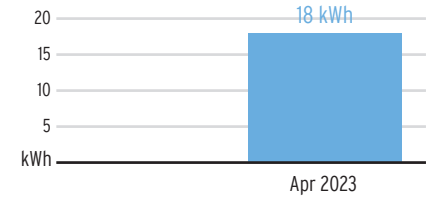
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000853636	04/30/2023	2,970		2,429		541 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
	Energy Charge	541 kWh @ \$0.07990/kWh	\$43.23
	Fuel Charge	541 kWh @ \$0.05239/kWh	\$28.34
	Storm Protection Charge	541 kWh @ \$0.00400/kWh	\$2.16
	Clean Energy Transition Mechanism	541 kWh @ \$0.00427/kWh	\$2.31
	Storm Surcharge	541 kWh @ \$0.01061/kWh	\$5.74
	Florida Gross Receipt Tax		\$2.67
	Electric Service Cost		\$106.95

Avg kWh Used Per Day



Current Month's Electric Charges

\$106.95

	Miscellaneous Credits	
	Deposit Refund	-\$100.00
	Total Current Month's Credits	-\$100.00

Billing information continues on next page →



Sub-Account #: 221007554076
Statement Date: 08/01/2023

Service Address: 10370 SYMMES RD, RIVERVIEW, FL 33578

Meter Read

Meter Location: IRR

Service Period: 06/02/2023 - 06/30/2023

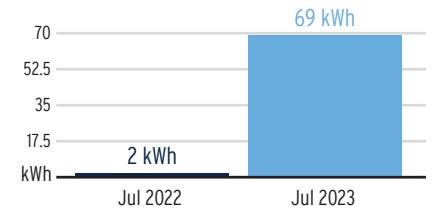
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605340	06/30/2023	41,543		39,547		1,996 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Energy Charge	1,996 kWh @ \$0.07990/kWh	\$159.48
	Fuel Charge	1,996 kWh @ \$0.05239/kWh	\$104.57
	Storm Protection Charge	1,996 kWh @ \$0.00400/kWh	\$7.98
	Clean Energy Transition Mechanism	1,996 kWh @ \$0.00427/kWh	\$8.52
	Storm Surcharge	1,996 kWh @ \$0.01061/kWh	\$21.18
	Florida Gross Receipt Tax		\$8.29
	Electric Service Cost		\$331.77

Avg kWh Used Per Day



Current Month's Electric Charges

\$331.77

Billing information continues on next page →



Sub-Account #: 221007754494
Statement Date: 08/01/2023

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


Meter Read

Service Period: 06/02/2023 - 06/30/2023

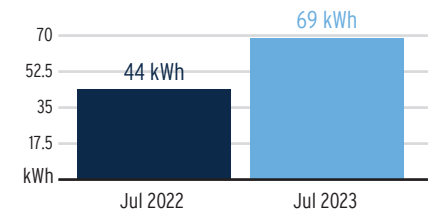
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605350	06/30/2023	21,025		19,015		2,010 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	2,010 kWh @ \$0.07990/kWh		\$160.60
Fuel Charge	2,010 kWh @ \$0.05239/kWh		\$105.30
Storm Protection Charge	2,010 kWh @ \$0.00400/kWh		\$8.04
Clean Energy Transition Mechanism	2,010 kWh @ \$0.00427/kWh		\$8.58
Storm Surcharge	2,010 kWh @ \$0.01061/kWh		\$21.33
Florida Gross Receipt Tax			\$8.35
Electric Service Cost			\$333.95

Avg kWh Used Per Day



Current Month's Electric Charges

\$333.95

Billing information continues on next page →




Sub-Account #: 221007762638
Statement Date: 08/01/2023

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

Service Period: 06/02/2023 - 06/30/2023

Rate Schedule: Lighting Service

Charge Details

	Electric Charges		
	Lighting Service Items LS-1 (Bright Choices) for 29 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**

Billing information continues on next page →



Sub-Account #: 221007764683

Statement Date: 08/01/2023

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

Service Period: 06/02/2023 - 06/30/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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



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

Service Period: 06/02/2023 - 06/30/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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: 08/01/2023

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

Meter Read


Meter Location: IRRIGATION

Service Period: 06/02/2023 - 06/30/2023

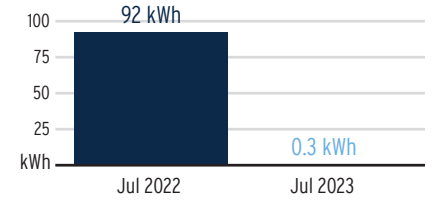
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000566744	06/30/2023	64,290		64,280		10 kWh	1	29 Days

Charge Details


	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Energy Charge	10 kWh @ \$0.07990/kWh	\$0.80
	Fuel Charge	10 kWh @ \$0.05239/kWh	\$0.52
	Storm Protection Charge	10 kWh @ \$0.00400/kWh	\$0.04
	Clean Energy Transition Mechanism	10 kWh @ \$0.00427/kWh	\$0.04
	Storm Surcharge	10 kWh @ \$0.01061/kWh	\$0.11
	Florida Gross Receipt Tax		\$0.60
	Electric Service Cost		\$23.86

Avg kWh Used Per Day



Current Month's Electric Charges

\$23.86

	Miscellaneous Credits	
	Interest for Cash Security Deposit	-\$4.08
	Total Current Month's Credits	-\$4.08

Billing information continues on next page →



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

Meter Read

Meter Location: CLUB HOUSE

Service Period: 06/02/2023 - 06/30/2023

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813331	06/30/2023	21,530		14,828		6,702 kWh	1	29 Days
1000813331	06/30/2023	14.26		0		14.26 kW	1	29 Days

Charge Details



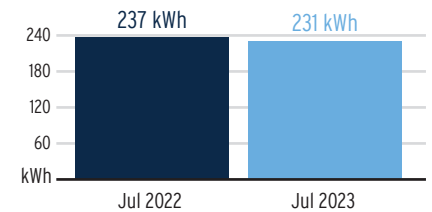
Electric Charges

Daily Basic Service Charge	29 days @ \$1.08000	\$31.32
Billing Demand Charge	14 kW @ \$14.13000/kW	\$197.82
Energy Charge	6,702 kWh @ \$0.00736/kWh	\$49.33
Fuel Charge	6,702 kWh @ \$0.05239/kWh	\$351.12
Capacity Charge	14 kW @ -\$0.06000/kW	-\$0.84
Storm Protection Charge	14 kW @ \$0.62000/kW	\$8.68
Energy Conservation Charge	14 kW @ \$0.88000/kW	\$12.32
Environmental Cost Recovery	6,702 kWh @ \$0.00084/kWh	\$5.63
Clean Energy Transition Mechanism	14 kW @ \$1.12000/kW	\$15.68
Storm Surcharge	6,702 kWh @ \$0.00238/kWh	\$15.95
Florida Gross Receipt Tax		\$17.62

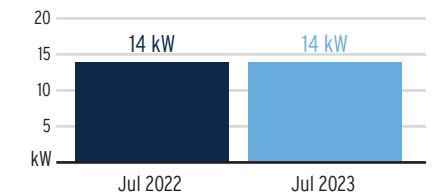
Electric Service Cost

\$704.63

Avg kWh Used Per Day



Billing Demand (kW)



Current Month's Electric Charges

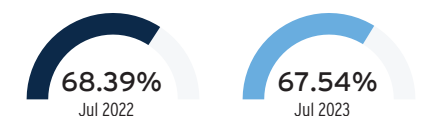
\$704.63



Miscellaneous Credits

Deposit Refund	-\$7.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit	-\$0.12
Total Current Month's Credits	-\$7.12

Load Factor



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

Billing information continues on next page →



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

Service Period: 06/02/2023 - 06/30/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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: 08/01/2023

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

Service Period: 06/02/2023 - 06/30/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Billing information continues on next page →



Sub-Account #: 221008040141

Statement Date: 08/01/2023

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

Service Period: 06/02/2023 - 06/30/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

\$12,034.44

Individual Account Reversal

-\$224.74

211027066045 - billed Jun .

-\$110.67

211027066045 - billed May .

-\$114.07

Affordable Backflow Testing

3423 Holland Dr.
Brandon, FL 33511
(813) 684-3386

affordablebackflowtesting@aol.com

NAME <i>Ventana CDD C/O Inframark</i>		DATE OF ORDER <i>8-11-23</i>	
ADDRESS <i>(813)</i>		PHONE <i>813-7300</i>	
		DATE PROMISED <i>ext. 105</i>	
JOB NAME / LOCATION <i>Ventana Groves Amenity Center</i>		ORDER TAKEN BY	
DESCRIPTION OF WORK <i>11035 Ventana Groves Blvd. Riverview, 33578</i>		<input type="checkbox"/> DAY WORK <input type="checkbox"/> CONTRACT <input type="checkbox"/> EXTRA AMOUNT <i>\$ 50.00</i>	
QTY. <i>1</i>	DESCRIPTION <i>Backflow Preventer Test</i>	PRICE	
<i>rick.reidt@inframark.com</i> <i>gene.roberts@inframark.com</i>			
LABOR	HOURS	RATE	AMOUNT
			TOTAL MATERIALS
			TOTAL LABOR
<i>Cell# (813) 955-0050</i>			
WORK ORDERED BY <i>Rick Reidt</i>	TOTAL LABOR		TAX
JOB INVOICE	DATE COMPLETED	<i>Thank You</i>	TOTAL <i>\$ 50.00</i>
<i>20144</i>	SIGNATURE (I hereby acknowledge the satisfactory completion of the above described work.)		



**Hillsborough
County Florida**

Public Utilities Department
Cross-Connection Control Unit
PO Box 89547
Tampa, Florida 33689-0401
Fax: 813-635-1612
www.hillsboroughcounty.org/backflow
Email: backflowprogram@hillsboroughcounty.org

Revision 06/01/2018

Current Date Hazard #:

☒ Existing ☐ Replaced ☐ New

Please Note: The meter number is mandatory and if not included on this form it will not be accepted.

Customer/Site Information

Assembly Data

Customer

Mailing Address

City State Zip

Contact Person Phone #

Type Facility

Site Address

Location Details

City Zip

Contact Person Phone #

Type of Service

☒ Domestic ☐ Irrigation ☐ Fire Line

Size

Type of Assembly

Assembly Data Existing

Manufacturer Size

Model # Serial #

Meter # Meter Size

Assembly Data New

Manufacturer Size

Model # Serial #

Meter # Meter Size

Permit #

New Installation or Replacement by

Type of Assembly Installation Date Phone #

CHECK VALVE #1

☐ Leaked ☒ Closed Tight
Differential Pressure
Reading Across
Check Valve

CHECK VALVE #2

☐ Leaked ☒ Closed Tight
Differential Pressure
Reading Across
Check Valve

RELIEF VALVE

Open @
Did Not Open ☐

PRESSURE VACUUM BREAKER

Air Inlet Open @
Did Not Open ☐
Check Valve Held @

PASS/FAIL/TEST DATE

☒ Pass ☐ Fail
Test Date

Tester Certification # Test Kit # Test Kit exp date

☐ Assembly Repaired Repair Date Repair Cert # Company

CHECK VALVE #1

☐ Leaked ☐ Closed Tight
Differential Pressure
Reading Across
Check Valve

CHECK VALVE #2

☐ Leaked ☐ Closed Tight
Differential Pressure
Reading Across
Check Valve

RELIEF VALVE

Open @
Did Not Open ☐

PRESSURE VACUUM BREAKER

Air Inlet Open @
Did Not Open ☐
Check Valve Held @

PASS/FAIL/TEST DATE

☐ Pass ☐ Fail
Test Date

Tester Certification # Test Kit # Test Kit exp date



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

Invoice and detailed service report
Agenda Page 128

INVOICE #: 94794690

WORK DATE: 08/24/2023

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: 8/24/2023 10:43:11 AM
Time Out: 8/24/2023 10:51:03 AM

Customer Signature

Customer Unavailable to Sign
Technician Signature

Stockton Timothy
License #: JE332257

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 to whom it may concern

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.

Today's Service Comments:

Today I completed your pest control service. In the process I found and removed spiderwebs from the exterior of the building. I also sprayed the perimeter and entry points to prevent pest activity. Please allow 3 to 5 days for treatment to take full effect. You may notice dead or dying insects around your building due to today's treatment. Please call us if you have any concerns. Thank you for your business.

Your HomeTeam tech,
Stockton Timothy

Curbside call was completed: spoke to

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

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
Intice 10		73079-6	10.0000%	n/a	Orthoboric Acid 10%	2.0000 Pound	2.0000 Pound
Areas Applied: Exterior perimeter							
Target Pests: Ants, Earwig, Millipede, Roaches							

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
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
Agenda Page 129

INVOICE #: 94794690

WORK DATE: 08/24/2023

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	18.0000 Fluid Ounce	0.1137 Fluid Ounce
Areas Applied: Exterior entry points Target Pests: Ants, Roaches, Spiders							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Tandem		100-1437	15.1000%	0.0140	Thiamethoxam 11.6%; Lambda-cyhalothrin 3.5%	2.0000 Gallon	0.0019 Gallon
Areas Applied: Exterior perimeter Target Pests: Ants, Roaches, Spiders							

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Suspend Polyzone	4.7500%	18.0000 Fluid Ounce	One Gallon Compressed Sprayer	10:44:27 AM
432-1514	0.03000000	0.1137 Fluid Ounce	Spot Treatment	
Target Pests: Ants, Roaches, Spiders Areas Applied: Exterior entry points Weather: 0°, 0 MPH				
Intice 10	10.0000%	2.0000 Pound		10:43:57 AM
73079-6	n/a	2.0000 Pound	Broadcast	
Target Pests: Ants, Earwig, Millipede, Roaches Areas Applied: Exterior perimeter Weather: 0°, 0 MPH				
Tandem	15.1000%	2.0000 Gallon	Sprayer	10:44:13 AM
100-1437	0.01400000	0.0019 Gallon	Perimeter	
Target Pests: Ants, Roaches, Spiders Areas Applied: Exterior perimeter Weather: 0°, 0 MPH				

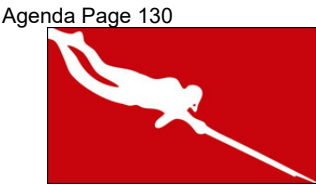
GENERAL COMMENTS / INSTRUCTIONS

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.

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 5841
DATE 08/15/2023
TERMS Net 15
DUE DATE 08/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 7/16 to 8/16 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**

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 5842
DATE 08/17/2023
TERMS Net 15
DUE DATE 09/01/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 7/16 to 8/16 4 weeks 1 time per week service 7 dog waste cans throughout the CDD cost includes trash bags mutt mits and disposal	4	85.00	340.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site. Whether actual or consequential, or any claim arising out of or relating to "Acts of God". Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

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 5848
DATE 08/17/2023
TERMS Net 15
DUE DATE 09/01/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 6/16 to 7/16 4 weeks 1 time per week service 7 dog waste cans throughout the CDD cost includes trash bags mutt mits and disposal	4	85.00	340.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site. Whether actual or consequential, or any claim arising out of or relating to "Acts of God". Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE**\$340.00**

Invoice Number	2111421
Invoice Date	July 11, 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	June 28, 2023
	Current Invoice Total (USD)	383.25		

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	1.75	219.00	383.25
	Subtotal Professional Services	<u>1.75</u>		<u>383.25</u>

Top Task Subtotal	2023 FY General Consulting	383.25
-------------------	----------------------------	--------

Total Fees & Disbursements	<u>383.25</u>
INVOICE TOTAL (USD)	383.25

Due upon receipt or in accordance with terms of the contract

Please contact Abbas Tlais if you have any questions concerning this invoice.

[E-mail: Abbas.Tlais@Stantec.com](mailto:Abbas.Tlais@Stantec.com)

**** PLEASE INCLUDE AN INVOICE # WITH PAYMENT ****

Thank you.



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: 209

Invoice Date: July 31, 2023

Payment Due: August 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

Total: \$2,784.00

Amount Due (USD): \$2,784.00



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: 217

Invoice Date: August 31, 2023

Payment Due: September 1, 2023

Amount Due (USD): \$3,480.00

Items	Quantity	Price	Amount
security services pool net 30 with a downpayment and every payment due by 1st of each month	120	\$29.00	\$3,480.00

Subtotal: \$3,480.00

Total: \$3,480.00

Amount Due (USD): \$3,480.00



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

6999925



000001696 02 SP 106481799010372 P

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





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

Invoice Number: 6999925
Account Number: 234032000
Invoice Date: 07/25/2023
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

Agenda Page 137

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

VENTANA COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BOND, SERIES
2021 (EXPANSION AREA)REVENUE ACCOUNT

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 \$4,040.63

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 COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BOND, SERIES
2021 (EXPANSION AREA)REVENUE ACCOUNT

Invoice Number: 6999925
Account Number: 234032000
Current Due: \$4,040.63

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

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 234032000
Invoice # 6999925
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: 6999925
Invoice Date: 07/25/2023
Account Number: 234032000
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

Agenda Page 138

VENTANA COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BOND, SERIES
2021 (EXPANSION AREA)REVENUE ACCOUNT

Accounts Included 234032000 234032001 234032002 234032003 234032004 234032005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 07/01/2023 - 06/30/2024				\$3,750.00
Incidental Expenses 07/01/2023 to 06/30/2024	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63



CHECK REQUEST FORM
Ventana

Date:	8/28/2023
Invoice#:	07252023-1
Vendor#:	V00067
Vendor Name:	Ventana
Pay From:	Truist Acct# 1893
Description:	Series 2021 - FY 23 Tax Dist. ID
Code to:	201.103200.1000
Amount:	\$0.81
Requested By:	<div>8/28/2023</div> <div><u>Teresa Farlow</u></div>

VENTANA CDD

DISTRICT CHECK REQUEST

Today's Date	<u>7/25/2023</u>
Check Amount	<u>\$0.81</u>
Payable To	<u>Ventana CDD</u>
Check Description	<u>Series 2021 - FY 23 Tax Dist. ID</u>
Special Instructions	<u>Do not mail. Please give to Eric</u>

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

ERIC

Authorization

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

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
7/25/2023	15.12	5.49	5.49	8.82	8.82	0.81	0.81	(0.00)	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
TOTAL	1,829,112.88	663,682.73	663,682.75	1,067,519.86	1,067,519.87	97,910.29	97,910.30	(0.04)	
Net Total on Roll	1,825,073.23		662,216.97		1,065,162.21		\$ 97,694.05		
Collection Surplus / (Deficit)	4,039.65		1,465.78		2,357.66		216.25		

CHECK REQUEST FORM

Ventana

Date: 8/28/2023

Invoice#: 07252023-2

Vendor#: V00067

Vendor Name: Ventana

Pay From: Truist Acct# 1893

Description: Series 2018 - FY 23 Tax Dist. ID

Code to: 200.103200.1000

Amount: \$8.82

Requested By: 8/28/2023
Teresa Farlow

VENTANA CDD

DISTRICT CHECK REQUEST

Today's Date	<u>7/25/2023</u>
Check Amount	<u>\$8.82</u>
Payable To	<u>Ventana CDD</u>
Check Description	<u>Series 2018 - FY 23 Tax Dist. ID</u>
Special Instructions	<u>Do not mail. Please give to Eric</u>

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

ERIC

Authorization

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

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
7/25/2023	15.12	5.49	5.49	8.82	8.82	0.81	0.81	(0.00)	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
TOTAL	1,829,112.88	663,682.73	663,682.75	1,067,519.86	1,067,519.87	97,910.29	97,910.30	(0.04)	
Net Total on Roll	1,825,073.23		662,216.97		1,065,162.21		\$ 97,694.05		
Collection Surplus / (Deficit)	4,039.65		1,465.78		2,357.66		216.25		



INVOICE

INVOICE #	INVOICE DATE
TM 575697	8/16/2023
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: September 15, 2023

Invoice Amount: \$830.76

Description	Current Amount
April 2023 Irrigation Audit repairs	
Irrigation Repairs	\$830.76

Invoice Total **\$830.76**

Excellence

IN COMMERCIAL LANDSCAPING

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



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

Date	Invoice
08/10/2023	31206
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	08/25/2023			

Service Request Number	385336
Summary	User is unable to log into cameras
Billing Method	Actual Rates
Detail	<p>Tue 8/8/2023/3:59 PM UTC-04/ Nate Huitt (time)- -Attempted to set up a session since Tony did not believe we had an agent on the device -Connected with Tony on camera PC computer -Observed iVMS locked and requesting password: [image] -Attempted old passwords in ITG but none were successful -Rebooted computer -Logged back into iVMS and confirmed it was no longer locked</p> <p>Tue 8/8/2023/1:03 PM UTC-04/ Nate Huitt (time)- Tony,</p> <p>I tried calling but couldn't reach you. Could you please provide some more information on the message you receiving that is prompting for an mhdadmin account?</p> <p>Thank you, Nathan H.</p> <p>Tue 8/8/2023/10:09 AM UTC-04/ Josh Nielsen- User is unable to access the camera at the location. He went to go log in and was presented with a log in screen showing "mhdadmin". Tony believes we made a change and now he can't log in because of it.</p>
Resolution	<p>Tue 8/8/2023/3:59 PM UTC-04/ Nate Huitt (time)- -Attempted to set up a session since Tony did not believe we had an agent on the device -Connected with Tony on camera PC computer -Observed iVMS locked and requesting password: [image] -Attempted old passwords in ITG but none were successful -Rebooted computer -Logged back into iVMS and confirmed it was no longer locked</p> <p>Tue 8/8/2023/1:03 PM UTC-04/ Nate Huitt (time)- Tony,</p> <p>I tried calling but couldn't reach you. Could you please provide some more information on the message you receiving that is prompting for an mhdadmin account?</p>

Thank you, Nathan H.				
Company Name		Ventana CDD		
Contact Name		Tony Ventana		
Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Help Desk Technician	Remote - Business Hours	0.75	150.00	\$112.50
<u>Non-Billable Services</u>				
Help Desk Technician	Client Communication	0.08	150.00	\$0.00
Total Services:				\$112.50
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:	\$112.50	
		Sales Tax:	\$0.00	
		Invoice Total:	\$112.50	
		Payments:	\$0.00	
		Credits:	\$0.00	
		Balance Due:	\$112.50	

Invoice Time Detail

Invoice Number: 31206
Company: Ventana CDD

Charge To: Ventana CDD / User is unable to log into cameras Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
08/08/2023	Huitt, Nate	Service Ticket: 385336 Summary: User is unable to log into cameras Tony, I tried calling but couldn't reach you. Could you please provide some more information on the message you receiving that is prompting for an mhdadmin account? Thank you, Nathan H.	NC	0.08	150.00	\$0.00
08/08/2023	Huitt, Nate	Service Ticket: 385336 Summary: User is unable to log into cameras -Attempted to set up a session since Tony did not believe we had an agent on the device -Connected with Tony on camera PC computer -Observed iVMS locked and requesting password: [image] -Attempted old passwords in ITG but none were sucessful -Rebooted computer -Logged back into iVMS and confirmed it was no longer locked	Y	0.75	150.00	\$112.50

Subtotal: \$112.50

Invoice Time Total:	Billable Hours:	0.75
	:	0.08



Thanks For Your Business!

INVOICE

Zebra Cleaning Team, Inc.
P.O. BOX 3456
APOLLO BEACH, FL 33572
813-458-2942

DATE: JULY 31, 2023
INVOICE #5317

EXPIRATION DATE

TO Ventana CDD
11101 Ventana Groves Blvd.
Riverview FL, 33569

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		Roller assembly for chemical pump		\$125.00
		Shaft for roller assembly		\$58.73
SUBTOTAL				
SALES TAX				
TOTAL				\$183.73

Comments:

9C

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
August 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 August 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2018			GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND					
ASSETS									
Cash - Operating Account	\$ 114,384	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 114,384
Cash in Transit	-	10	-	-	-	-	-	-	10
Due From Other Funds	-	7,768	1,236	24	-	-	-	-	9,028
Investments:									
Prepayment Account	-	24	39	-	-	-	-	-	63
Reserve Fund	-	532,575	48,808	-	-	-	-	-	581,383
Revenue Fund	-	439,315	33,079	-	-	-	-	-	472,394
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	\$ 114,459	\$ 979,692	\$ 83,162	\$ 24	\$ 15,679,215	\$ 17,345,000	\$ -	\$ -	\$ 34,201,552

LIABILITIES

Accounts Payable	\$ 17,533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,533
Bonds Payable	-	-	-	-	-	17,345,000	-	-	17,345,000
Due To Other Funds	9,029	-	-	-	-	-	-	-	9,029
TOTAL LIABILITIES	26,562	-	-	-	-	17,345,000	-	-	17,371,562

VENTANA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 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		
FUND BALANCES								
Restricted for:								
Debt Service	-	979,692	83,162	-	-	-	1,062,854	
Capital Projects	-	-	-	24	-	-	24	
Unassigned:	87,897	-	-	-	15,679,215	-	15,767,112	
TOTAL FUND BALANCES	87,897	979,692	83,162	24	15,679,215	-	16,829,990	
TOTAL LIABILITIES & FUND BALANCES	\$ 114,459	\$ 979,692	\$ 83,162	\$ 24	\$ 15,679,215	\$ 17,345,000	\$ 34,201,552	

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	-	2,993	2,993	0.00%
TOTAL REVENUES	662,216	670,301	8,085	101.22%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	4,000	8,000	33.33%
ProfServ-Trustee Fees	8,400	8,189	211	97.49%
Disclosure Report	8,400	7,700	700	91.67%
District Counsel	6,000	15,330	(9,330)	255.50%
District Engineer	4,500	4,465	35	99.22%
District Manager	45,000	43,208	1,792	96.02%
Accounting Services	-	2,813	(2,813)	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	1,513	(1,013)	302.60%
Legal Advertising	2,200	4,440	(2,240)	201.82%
Bank Fees	250	24	226	9.60%
Website Administration	1,500	3,351	(1,851)	223.40%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	97,625	96,888	737	99.25%
<u>Electric Utility Services</u>				
Utility - Electric	113,400	124,663	(11,263)	109.93%
Total Electric Utility Services	113,400	124,663	(11,263)	109.93%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	4,200	1,738	2,462	41.38%
Total Garbage/Solid Waste Services	4,200	1,738	2,462	41.38%
<u>Water-Sewer Comb Services</u>				
Utility - Water	5,000	5,515	(515)	110.30%
Total Water-Sewer Comb Services	5,000	5,515	(515)	110.30%

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	9,800	2,200	81.67%
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	1,650	150	91.67%
Onsite Staff	56,857	38,915	17,942	68.44%
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	20,356	13,844	59.52%
Landscape Maintenance	150,000	163,557	(13,557)	109.04%
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	1,799	3,201	35.98%
Holiday Decoration	17,550	11,141	6,409	63.48%
Capital Improvements	25,000	-	25,000	0.00%
Total Other Physical Environment	441,991	339,549	102,442	76.82%
<u>Reserves</u>				
HOA Expenditures	-	46,119	(46,119)	0.00%
Total Reserves	-	46,119	(46,119)	0.00%
TOTAL EXPENDITURES & RESERVES	662,216	614,472	47,744	92.79%
Excess (deficiency) of revenues				
Over (under) expenditures	-	55,829	55,829	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		32,068		
FUND BALANCE, ENDING		\$ 87,897		

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 14,943	\$ 14,943	0.00%
Special Assmnts- Tax Collector	1,064,756	1,076,054	11,298	101.06%
TOTAL REVENUES	1,064,756	1,090,997	26,241	102.46%
<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	-	20,441	20,441	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		959,251		
FUND BALANCE, ENDING		\$ 979,692		

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 1,317	\$ 1,317	0.00%
Special Assmnts- Tax Collector	97,694	97,910	216	100.22%
TOTAL REVENUES	97,694	99,227	1,533	101.57%
<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	-	1,083	1,083	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		82,079		
FUND BALANCE, ENDING		\$ 83,162		

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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		\$ 24		

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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>\$ 15,679,215</u>		

VENTANA CDD

Bank Reconciliation

Bank Account No. 1893 TRUIST - GF Operating
Statement No. 08_23
Statement Date 8/31/2023

G/L Balance (LCY)	114,383.54	Statement Balance	114,518.17
G/L Balance	114,383.54	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	114,518.17
Subtotal	114,383.54	Outstanding Checks	134.63
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	114,383.54	Ending Balance	114,383.54
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Checks							
7/27/2023	Payment	1888	OPTIMAL OUTSOURCE	694.92	694.92	0.00	
7/27/2023	Payment	1889	STRALEY ROBIN VERICKER	5,046.21	5,046.21	0.00	
7/31/2023	Payment	1891	CARLOS DE LA OSSA	200.00	200.00	0.00	
7/31/2023	Payment	1892	JUAN CARLOS REYES	200.00	200.00	0.00	
7/31/2023	Payment	1893	KELLY ANN EVANS	200.00	200.00	0.00	
7/31/2023	Payment	1894	KELLY TIMMER	200.00	200.00	0.00	
8/3/2023	Payment	1895	ACTION SECURITY, INC	560.00	560.00	0.00	
8/3/2023	Payment	1896	INFRAMARK LLC	10,457.58	10,457.58	0.00	
8/3/2023	Payment	1897	MHD COMMUNICATIONS	185.00	185.00	0.00	
8/3/2023	Payment	1898	YELLOWSTONE LANDSCAPE	16,245.92	16,245.92	0.00	
8/3/2023	Payment	1899	OPTIMAL OUTSOURCE	377.60	377.60	0.00	
8/3/2023	Payment	1900	STANTEC	383.25	383.25	0.00	
8/3/2023	Payment	1901	US BANK	4,040.63	4,040.63	0.00	
8/3/2023	Payment	1902	ZEBRA CLEANING TEAM	1,333.73	1,333.73	0.00	
8/8/2023	Payment	DD128	Payment of Invoice 000657	141.33	141.33	0.00	
8/17/2023	Payment	1903	JUAN CARLOS REYES	200.00	200.00	0.00	
8/17/2023	Payment	1904	KELLY TIMMER	200.00	200.00	0.00	
8/17/2023	Payment	1905	TECH STREET GLOBAL SECURITY LLC	2,784.00	2,784.00	0.00	
8/21/2023	Payment	DD127	Payment of Invoice 000688	182.96	182.96	0.00	
8/22/2023	Payment	DD124	Payment of Invoice 000715	11,923.24	11,923.24	0.00	
8/24/2023	Payment	1907	MHD COMMUNICATIONS	112.50	112.50	0.00	
8/24/2023	Payment	1908	SPEAREM ENTERPRISES	1,044.00	1,044.00	0.00	
8/29/2023	Payment	DD125	Payment of Invoice 000706	414.82	414.82	0.00	
8/29/2023	Payment	DD126	Payment of Invoice 000694	200.90	200.90	0.00	
8/29/2023	Payment	DD129	Payment of Invoice 000695	969.30	969.30	0.00	
Total Checks				58,297.89	58,297.89	0.00	
Deposits							
8/1/2023		JE000272	CK#868## - Pool Key	G/L	25.00	25.00	0.00
8/7/2023		JE000273	MO##### - Pool Key	G/L	25.00	25.00	0.00
8/8/2023		JE000274	CK#4587### - Clubhouse	G/L	100.00	100.00	0.00
8/17/2023		JE000275	CK#2205### - Clubhouse	G/L	50.00	50.00	0.00

VENTANA CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Total Deposits				200.00	200.00	0.00
Outstanding Checks						
7/13/2023	Payment	1877	BRIA FORD	75.00	0.00	75.00
8/24/2023	Payment	1906	AFFORDABLE BACKFLOW	50.00	0.00	50.00
8/30/2023	Payment	1909	VENTANA CDD	9.63	0.00	9.63
Total Outstanding Checks.....				134.63		134.63