

**VENTANA COMMUNITY
DEVELOPMENT
DISTRICT REGULAR
MEETING
JANUARY 10, 2024**



Ventana Community Development District

Board of Supervisors

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

District Staff

Jayna Cooper, District Manager
Kathryn Hopkinson, District Counsel
Tonja Stewart, District Engineer
Gary Schwartz, Field Manager

Meeting Agenda

Wednesday, January 10, 2024 at 6:00 p.m.

Join Team Meeting

Meeting ID: 289 866 822 017 **Passcode:** xEyyGS

Phone Conference ID: 786 343 525#

Or call in (audio only) +1 646-838-1601,,786343525#

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** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 4. Business Items**
 - A. Consideration of Yellowstone Palm Tree Trimming Proposal
 - B. Consideration of Yellowstone Mulch Proposal
 - C. Acceptance of FY 2022 Audit Report
 - D. Consideration of Grau & Associates Engagement Letter
- 5. Attorney's Report**
- 6. Engineer's Report**
 - A. Discussion of Ditch Clearing & Erosion
- 7. Legal Counsel**
- 8. Manager's Report**
 - A. Field Inspections Report
 - B. Aquatics Service Report
- 9. Consent Agenda**
 - A. Approval of Minutes of the October 11, 2023 Regular Meeting, the October 17, 2023 Workshop Meeting and November 08, 2023 Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures October-November 2023
 - C. Acceptance of the Financials and Approval of the Check Register for November 2023
- 10. Supervisors' Requests or Comments**
- 11. Adjournment**

*Next regularly scheduled meeting is February 7, 2024 at 6:00 p.m.

Fourth Order of Business

4A



December 07, 2023

Contract No. - 373052

Ventana CDD

Standard pruning of 240 Palms located throughout the Property.

- 9/3 Palm tip positioning
- Loose boots and seed pods removed
- All debris removed.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Palm Trimming	1.00	\$6,712.51	\$6,712.51
			\$6,712.51

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Arbor	\$0.00	\$6,712.51
		\$0.00
		\$6,712.51

Sale	\$6,712.51
Sales Tax	\$0.00
Total	\$6,712.51

Contract No. - 373052

Ventana CDD

December 07, 2023

Standard pruning of 240 Palms located throughout the Property (Palms highlighted in red on attached map

- 9/3 Palm tip positioning
- Loose boots and seed pods removed
- All debris removed

By _____
Aaron Frazier Sr.

Date 12/7/2023

Yellowstone Landscape

By _____

Date _____

Ventana CDD

4B



Proposal #372593

Date: 12/06/2023

From: Aaron Frazier Sr.

Proposal For

Ventana CDD

c/o Breeze
1540 International Plaza
Suite 2000
Lake Mary, FL 32746

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

Location

11101 Ventana Groves Blvd.
Riverview, FL 33578

Property Name: Ventana CDD

Pine Bark Mulch Installation (Enclave @ Ventana)

Terms: Net 30

DESCRIPTION	AMOUNT
Labor and equipment fees	\$1,371.41
Pine Bark Mulch Cubic Yard	\$982.13

Client Notes

Estimate provided for installation by hand of pine bark mulch for the entrance, tree wells, and boulevard for The Enclave @ Ventana.

Signature

x

SUBTOTAL \$2,353.54

SALES TAX \$0.00

TOTAL \$2,353.54

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

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Aaron Frazier Sr.

Office:
afrazier@yellowstonelandscape.com



Proposal #366865

Date: 12/06/2023

From: Aaron Frazier Sr.

Proposal For

Ventana CDD

c/o Breeze
1540 International Plaza
Suite 2000
Lake Mary, FL 32746

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

Location

11101 Ventana Groves Blvd.
Riverview, FL 33578

Property Name: Ventana CDD

Pine Bark Mulch Installation

Terms: Net 30

Estimate provided for installation by hand of pine bark mulch for the clubhouse and (14) entrances only.

ITEM DESCRIPTION	Quantity
Labor and equipment fees	100.00
Mulch	700.00

Client Notes

Signature

x

SUBTOTAL	\$12,071.25
SALES TAX	\$0.00
TOTAL	\$12,071.25

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

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Aaron Frazier Sr.
afrazier@yellowstonelandscape.com

4C

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

**VENTANA COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Ventana Community Development District
Hillsborough County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Ventana Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated November 8, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

November 8, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Ventana Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$4,410,305).
- The change in the District's total net position in comparison with the prior fiscal year was (\$223,776), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$1,051,094, a decrease of (\$29,621) in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, non-spendable for deposits, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special and assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include general government (management), maintenance, and parks and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2022	2021 (Restated)
Assets, excluding capital assets	\$ 1,171,173	\$ 1,155,386
Capital assets, net of depreciation	11,974,104	12,463,369
Total assets	13,145,277	13,618,755
Current liabilities	759,537	419,464
Long-term liabilities	16,796,045	17,385,820
Total liabilities	17,555,582	17,805,284
Net Position		
Net investment in capital assets	(5,111,941)	(4,922,451)
Restricted	700,432	682,808
Unrestricted	1,204	53,114
Total net position	\$ (4,410,305)	\$ (4,186,529)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2022	2021 (Restated)
Revenues:		
Program revenues		
Charges for services	\$ 1,669,283	\$ 1,678,044
Operating grants and contributions	59	163,870
Capital grants and contributions	-	55,778
General revenues	-	1,704
Total revenues	1,669,342	1,899,396
Expenses:		
General government	100,734	97,808
Maintenance and operations	760,161	775,958
Parks and recreation	176,340	161,566
Conveyance of capital assets	-	3,196,514
Bond issuance costs	-	194,555
Interest	855,883	824,046
Total expenses	1,893,118	5,250,447
Change in net position	(223,776)	(3,351,051)
Net position - beginning	(4,186,529)	(789,359)
Restatement for HOA contributions	-	(46,119)
Net position - beginning, as restated (Note 9)	(4,186,529)	(835,478)
Net position - ending	\$ (4,410,305)	\$ (4,186,529)

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2022 was \$1,893,118. The costs of the District's activities were partially funded by program revenues. Program revenues of the District are comprised primarily of assessments in the current fiscal year, and assessments and Developer contributions in the prior fiscal year. In addition, in the prior fiscal year, the District received a contribution from the HOA. The decrease in revenues from the prior fiscal year is due to decreased Developer contributions debt service and a nonrecurring contribution from the HOA. The majority of the decrease in expenses is the result of the nonrecurring conveyance of infrastructure to other governments for operation and maintenance and Bond issue costs in the prior fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2022 was amended to increase appropriations by \$1,594. Actual general fund expenditures for the fiscal year ended September 30, 2022 exceeded appropriations by \$54,460. The over expenditures were funded by available fund balance.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$12,952,634 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$978,530 has been taken, which resulted in a net book value of \$11,974,104. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$17,345,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

It is anticipated that the general operations of the District will increase as the District is being built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Ventana Community Development District's Finance Department at 210 N. University Drive, Suite 702, Coral Springs, FL 33071.

**VENTANA COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	Governmental Activities
ASSETS	
Cash	\$ 98,083
Due from other government	12,159
Accounts receivable	19,500
Deposits	75
Restricted assets:	
Investments	1,041,356
Capital assets:	
Depreciable, net	11,974,104
Total assets	<u>13,145,277</u>
 LIABILITIES	
Accounts payable and accrued expenses	73,960
Due to HOA	46,119
Accrued interest payable	349,458
Non-current liabilities:	
Due within one year	290,000
Due in more than one year	16,796,045
Total liabilities	<u>17,555,582</u>
 NET POSITION	
Net investment in capital assets	(5,111,941)
Restricted for capital projects	26
Restricted for debt service	700,406
Unrestricted	1,204
Total net position	<u>\$ (4,410,305)</u>

See notes to the financial statements

**VENTANA COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for Services	Operating Grants and Contributions	Revenue and Changes in Net Position
Primary government:				
Governmental activities:				
General government	\$ 100,734	\$ 100,734	\$ -	\$ -
Maintenance and operations	760,161	392,101	-	(368,060)
Parks and recreation	176,340	3,225	-	(173,115)
Interest on long-term debt	855,883	1,173,223	59	317,399
Total governmental activities	1,893,118	1,669,283	59	(223,776)
Change in net position				(223,776)
Net position - beginning, as restated (Note 9)				(4,186,529)
Net position - ending				<u>\$ (4,410,305)</u>

See notes to the financial statements

**VENTANA COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 98,083	\$ -	\$ -	\$ 98,083
Investments	-	1,041,330	26	1,041,356
Due from other government	3,625	8,534	-	12,159
Accounts receivable	19,500	-	-	19,500
Deposits	75	-	-	75
Total assets	<u>\$ 121,283</u>	<u>\$ 1,049,864</u>	<u>\$ 26</u>	<u>\$ 1,171,173</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued liabilities	\$ 73,960	\$ -	\$ -	\$ 73,960
Due to HOA	46,119	-	-	46,119
Total liabilities	<u>120,079</u>	<u>-</u>	<u>-</u>	<u>120,079</u>
Fund balances:				
Nonspendable:				
Deposits	75	-	-	75
Restricted for:				
Debt service	-	1,049,864	-	1,049,864
Capital projects	-	-	26	26
Unassigned	1,129	-	-	1,129
Total fund balances	<u>1,204</u>	<u>1,049,864</u>	<u>26</u>	<u>1,051,094</u>
Total liabilities and fund balances	<u>\$ 121,283</u>	<u>\$ 1,049,864</u>	<u>\$ 26</u>	<u>\$ 1,171,173</u>

See notes to the financial statements

**VENTANA COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Total fund balances - governmental funds \$ 1,051,094

Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	12,952,634	
Accumulated depreciation	<u>(978,530)</u>	11,974,104

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(349,458)	
Original issue premium	(42,212)	
Original issue discount	301,167	
Bonds payable	<u>(17,345,000)</u>	<u>(17,435,503)</u>
Net position of governmental activities		<u><u>\$ (4,410,305)</u></u>

See notes to the financial statements

**VENTANA COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 492,835	\$ 1,173,223	\$ -	\$ 1,666,058
Interest income	-	59	-	59
Miscellaneous revenues	3,225	-	-	3,225
Total revenues	496,060	1,173,282	-	1,669,342
EXPENDITURES				
Current:				
General government	100,734	-	-	100,734
Maintenance and operations	378,216	-	-	378,216
Parks and recreation	69,020	-	-	69,020
Debt Service:				
Principal	-	310,000	-	310,000
Interest	-	840,993	-	840,993
Total expenditures	547,970	1,150,993	-	1,698,963
Excess (deficiency) of revenues over (under) expenditures	(51,910)	22,289	-	(29,621)
Fund balances - beginning	53,114	1,027,575	26	1,080,715
Fund balances - ending	\$ 1,204	\$ 1,049,864	\$ 26	\$ 1,051,094

See notes to the financial statements

**VENTANA COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$ (29,621)
Amounts reported for governmental activities in the statement of activities are different because:	
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	310,000
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(489,265)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Amortization of original issue discount /premium	(10,225)
Change in accrued interest	(4,665)
Change in net position of governmental activities	<u>\$ (223,776)</u>

See notes to the financial statements

**VENTANA COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Ventana Community Development District ("District") was established on April 12, 2016, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Ordinance No. 2016-6 of Hillsborough County, Florida, subsequently amended by Ordinance 2018-10 of Hillsborough County, Florida. On February 11, 2020, the District boundaries were expanded by Hillsborough County Ordinance 20-2 to add approximately 17 acres. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2022, two of the board members are affiliated with Ventana Development, LLC, and Ventana Holdings, LLC, together, the Developer, and one of the board members is affiliated Lennar Homes, one with MI Homes, and one with Pulte Group.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Government-Wide and Fund Financial Statements (Continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements other than buildings	30
Improvements - landscape/hardscape	15
Improvements - amenity	30
Equipment	5

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2022:

	Amortized cost	Credit Risk	Maturities
US Bank Mmkt 5 - Ct	\$ 1,041,356	N/A	Not available
Total Investments	<u>\$ 1,041,356</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Improvements other than buildings	8,077,654	-	-	8,077,654
Improvements - landscape/hardscape	1,637,921	-	-	1,637,921
Improvements - amenity	3,219,585	-	-	3,219,585
Equipment	17,474	-	-	17,474
Total capital assets, being depreciated	12,952,634	-	-	12,952,634
Less accumulated depreciation for:				
Improvements other than buildings	269,255	269,255	-	538,510
Improvements - landscape/hardscape	109,195	109,195	-	218,390
Improvements - amenity	107,320	107,320	-	214,640
Equipment	3,495	3,495	-	6,990
Total accumulated depreciation	489,265	489,265	-	978,530
Total capital assets, being depreciated, net	12,463,369	(489,265)	-	11,974,104
Governmental activities capital assets, net	\$ 12,463,369	\$ (489,265)	\$ -	\$ 11,974,104

Depreciation expense was charged to function/programs as follows:

Maintenance and operations	\$ 381,945
Parks and recreation	107,320
Total	<u>\$ 489,265</u>

NOTE 6 – LONG-TERM LIABILITIES

Series 2018

In February 2018, the District issued \$16,430,000 of Special Assessment Revenue Bonds, Series 2018, consisting of multiple term bonds with due dates ranging from May 1, 2024 – May 1, 2049 and fixed interest rates ranging from 4% to 5.125%. The Bonds were issued to provide funds for the costs of acquiring a portion of the 2018 Project. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2018. Principal on the Bonds is to be paid serially commencing May 1, 2020 through May 1, 2049.

The Series 2018 Bonds are subject to redemption at the option of the District prior to maturity. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

Series 2021

In June 2021, the District issued \$1,745,000 of Special Assessment Revenue Bonds, Series 2021, consisting of multiple term bonds with due dates ranging from May 1, 2026 – May 1, 2051 and fixed interest rates ranging from 2.25% to 4.0%. The Bonds were issued to provide funds for the costs of acquiring a portion of the 2021 Project. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2021. Principal on the Bonds is to be paid serially commencing May 1, 2022 through May 1, 2051.

The Series 2021 Bonds are subject to redemption at the option of the District prior to maturity. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

NOTE 6 – LONG-TERM LIABILITIES (Continued)**Bond Compliance**

The Bond Indentures established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2018	\$ 15,910,000	\$ -	\$ 275,000	\$ 15,635,000	\$ 290,000
Less Bond discount	312,864	-	11,697	301,167	-
Series 2021	1,745,000	-	35,000	1,710,000	40,000
Plus Bond premium	43,684	-	1,472	42,212	-
Total	<u>\$ 17,385,820</u>	<u>\$ -</u>	<u>\$ 299,775</u>	<u>\$ 17,086,045</u>	<u>\$ 330,000</u>

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 330,000	\$ 838,700	\$ 1,168,700
2024	340,000	826,200	1,166,200
2025	355,000	813,300	1,168,300
2026	370,000	797,392	1,167,392
2026	385,000	781,689	1,166,689
2027-2031	2,200,000	3,632,357	5,832,357
2032-2036	2,805,000	3,052,969	5,857,969
2037-2041	3,585,000	2,299,749	5,884,749
2042-2046	4,600,000	1,306,938	5,906,938
2047-2051	2,375,000	192,769	2,567,769
Total	<u>\$ 17,345,000</u>	<u>\$ 14,542,063</u>	<u>\$ 31,887,063</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer and major landowners own a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer and major landowners.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developers, the loss of which would have a material adverse effect on the District's operations.

NOTE 9 – VENTANA HOMEOWNERS ASSOCIATION (“HOA”) CONTRIBUTION

During the prior fiscal year, the HOA contributed \$100,000 to the District to offset costs related to capital improvements and professional fees. Through the date of this report, the District has expended a total of \$53,881 of the contributed amount. Subsequent to fiscal year end the District, refunded unspent funds of \$46,119 to the HOA. The District has recorded a prior period adjustment for the portion of the contributed funds that were returned to the HOA.

	General Fund	Governmental Activities
Fund balance/net position - beginning, before restatement	\$ 99,233	\$ (4,140,410)
Adjustment for reclassification of HOA contribution	(46,119)	(46,119)
Fund balance/net position - beginning, as restated	<u>\$ 53,114</u>	<u>\$ (4,186,529)</u>

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**VENTANA COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget - Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Assessments	\$ 452,455	\$ 452,455	\$ 492,835	\$ 40,380
Developer contributions	39,461	39,461	-	(39,461)
Miscellaneous revenue	-	-	3,225	3,225
Total revenues	<u>491,916</u>	<u>491,916</u>	<u>496,060</u>	<u>4,144</u>
EXPENDITURES				
Current:				
General government	107,141	107,141	100,734	6,407
Maintenance and operations	346,123	346,123	378,216	(32,093)
Parks and recreation	38,652	40,246	69,020	(28,774)
Total expenditures	<u>491,916</u>	<u>493,510</u>	<u>547,970</u>	<u>(54,460)</u>
Excess (deficiency) of revenues over (under) expenditures	-	(1,594)	(51,910)	(50,316)
Other Financing Sources (Uses)				
Use of fund balance	-	1,594	-	(1,594)
Total other financing sources (uses)	<u>-</u>	<u>1,594</u>	<u>-</u>	<u>(1,594)</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>(51,910)</u>	<u>\$ (51,910)</u>
Fund balance - beginning			<u>53,114</u>	
Fund balance - ending			<u>\$ 1,204</u>	

See notes to required supplementary information

**VENTANA COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2022 was amended to increase appropriations by \$1,594. Actual general fund expenditures for the fiscal year ended September 30, 2022 exceeded appropriations by \$54,460. The over expenditures were funded by available fund balance.

**VENTANA COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39 (3) (c)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	None
Number of independent contractors compensated in September 2022	None
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$0.00
Independent contractor compensation for FYE 9/30/2022	\$0.00
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 22 of annual financial report
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2022	Not applicable
Ad valorem taxes collected FYE 9/30/2022	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance - see below Debt service - see below
Special assessments collected FYE 9/30/2022	\$1,666,058
Outstanding Bonds:	
Series 2018, due May 1, 2049	see Note 6 for details
Series 2021, due May 1, 2051	see Note 6 for details

			Fiscal Year 2022		
Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment
SERIES 2018 - Phases 1,2,3					
Single Family 40'	1.00	211	\$1,251.06	\$531.42	\$1,782.48
Single Family 50'	1.25	281	\$1,563.83	\$664.28	\$2,228.11
Single Family 60'	1.50	229	\$1,876.60	\$797.13	\$2,673.73
Subtotal		721			
SERIES 2021					
Single Family 40'	1.00	72	\$0.00	\$531.42	\$531.42
Subtotal		72			
TOTAL		793			



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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Ventana Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Ventana Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated November 8, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted other matters involving the internal control over financial reporting and compliance that we have reported to management of the District in a separate letter dated November 8, 2023.

The District's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the District's response to the findings identified in our audit and described in the accompanying Management Letter. The District's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

November 8, 2023



Grau & Associates
 CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
 Boca Raton, Florida 33431
 (561) 994-9299 • (800) 299-4728
 Fax (561) 994-5823
 www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
 REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
 RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
 Ventana Community Development District
 Hillsborough County, Florida

We have examined Ventana Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Ventana Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

November 8, 2023



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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
 Ventana Community Development District
 Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Ventana Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated November 8, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated November 8, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Ventana Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Ventana Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

November 8, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

2022-01 Internal controls over management contract:

Observation: During procedures, it was noted that the Management Company bills for other services without an amended contract or prior Board approval noted in the minutes for the specific items. In addition, there were several billings for the prior year for which it was previously indicated services were not provided or necessary.

Recommendation: Management should ensure that prior to increasing any fees or incurring additional charges the contract is amended or the Board specifically approves these charges prior to them being incurred. Board approval should be documented in the minutes. Furthermore, management should ensure that all charges billed pertain to necessary and authorized services performed.

Reference Numbers for Prior Year Findings: 2021-01, 2020-01

Management Response: Management will ensure that Board approval is documented in the minutes prior to increasing fees or incurring additional charges.

2022-02 Budget:

Observation: Actual expenditures exceeded appropriations in the general fund for the fiscal year ended September 30, 2022.

Recommendation: The District should amend the budget during the fiscal year or within statutory guidelines to ensure that all expenditures are properly budgeted.

Reference Numbers for Prior Year Findings: 2021-02

Management Response: Management has communicated the need for amended budgets when expenditures exceed budgeted.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

2020-01 Internal controls over management contract

2021-01 Internal controls over management contract

Current Status: See finding number 2022-01.

2021-02 Budget:

Current Status: See finding number 2022-02.

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021, except as noted above.

REPORT TO MANAGEMENT (Continued)

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

4D.



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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November 24, 2023

To Board of Supervisors
Ventana Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Ventana Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2023. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Ventana Community Development District as of and for the fiscal year ended September 30, 2023. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2023 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$6,900 for the September 30, 2023 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Ventana Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Ventana Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

Sixth Order of Business

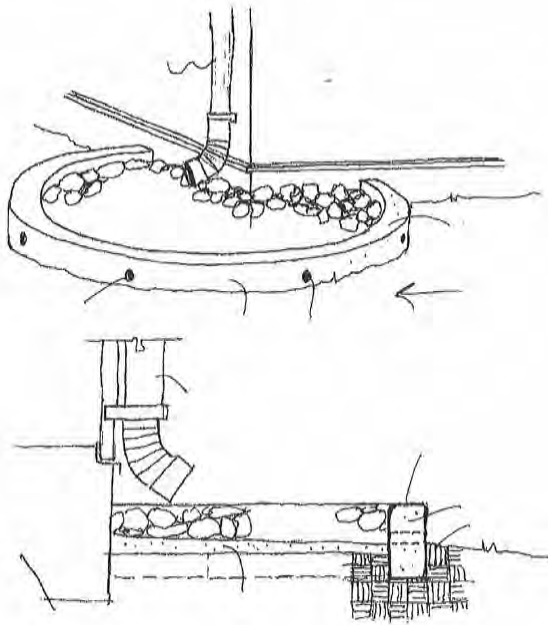
STORMWATER POND SLOPE EROSION

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

The slopes are susceptible to erosion due to

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

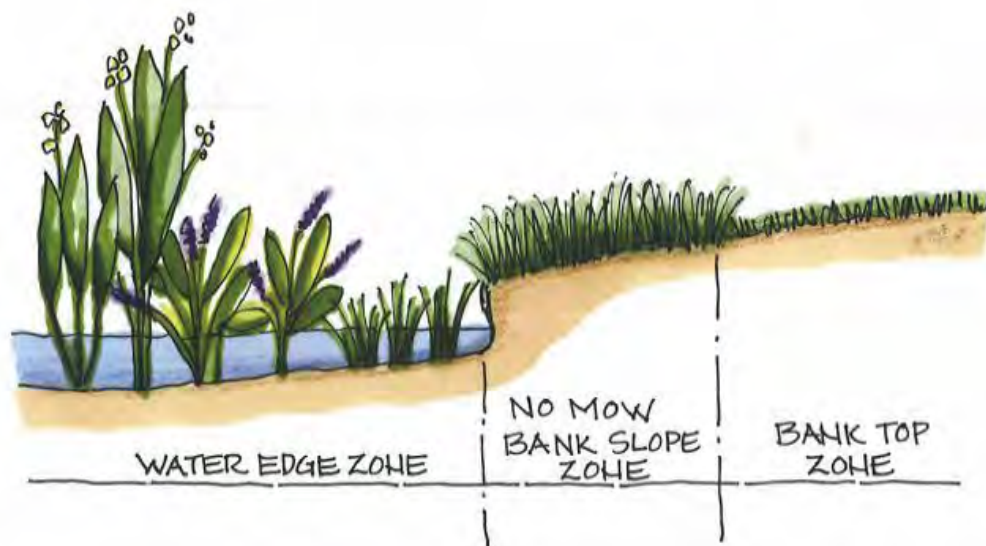
Discharges of water from roofs, pools, and water conditioners can significantly damage pond berms and slopes due to the quality of the water and the concentrated flow of water. Residents who have, or plan to create, a concentrated discharge of water must contact the CDD office to discuss ways to reduce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



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

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

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



Single click to
identify a parcel.

0771926544

0771926542

0771927270

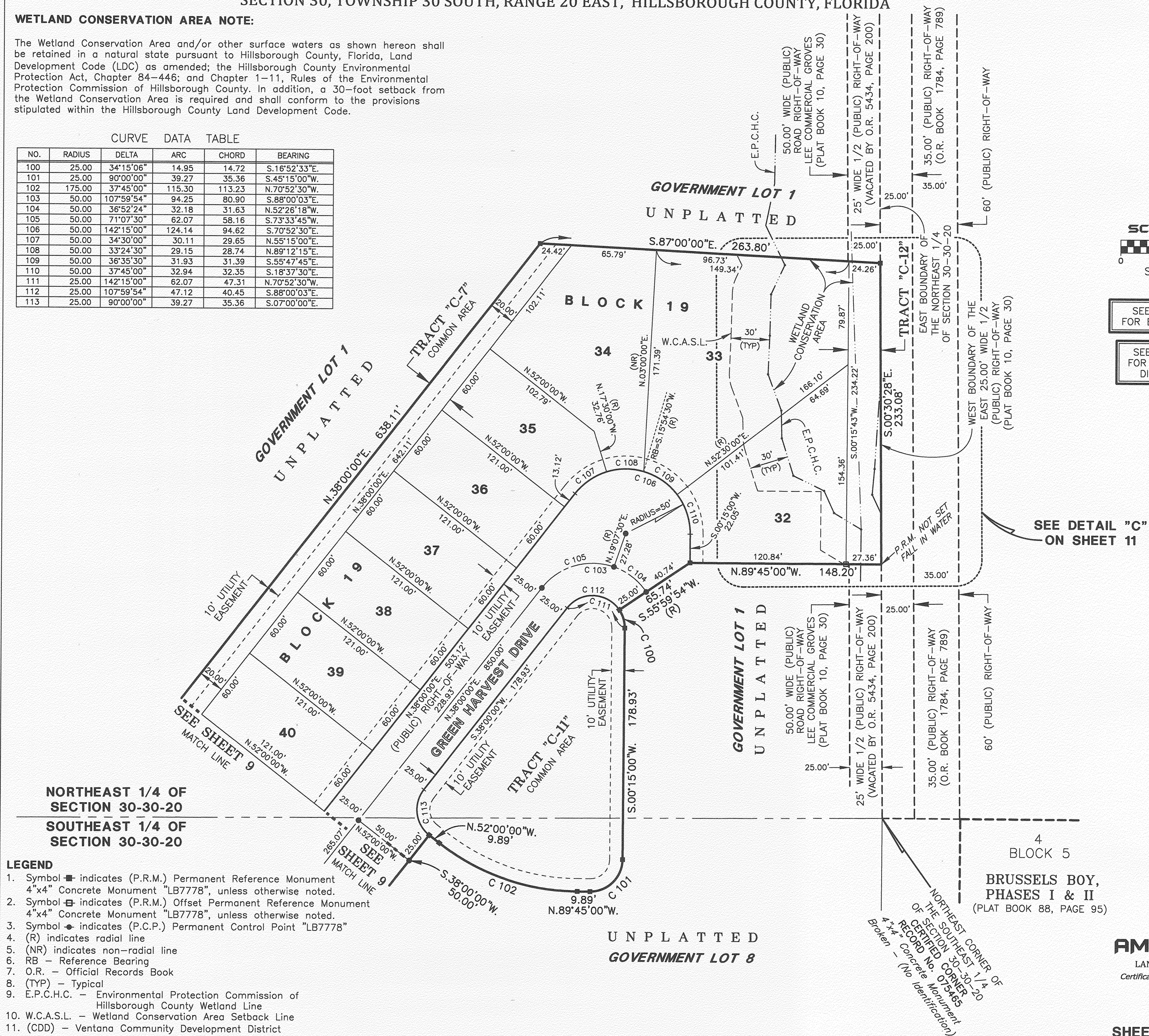
vest

PLAT BOOK 134 PAGE 298

WETLAND CONSERVATION AREA NOTE:

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
100	25.00	34°15'06"	14.95	14.72	S.16°52'33"E.
101	25.00	90°00'00"	39.27	35.36	S.45°15'00"W.
102	175.00	37°45'00"	115.30	113.23	N.70°52'30"W.
103	50.00	107°59'54"	94.25	80.90	S.88°00'03"E.
104	50.00	36°52'24"	32.18	31.63	N.52°26'18"W.
105	50.00	71°07'30"	62.07	58.16	S.73°33'45"W.
106	50.00	142°15'00"	124.14	94.62	S.70°52'30"E.
107	50.00	34°30'00"	30.11	29.65	S.55°15'00"E.
108	50.00	33°24'30"	29.15	28.74	N.89°12'15"E.
109	50.00	36°35'30"	31.93	31.39	S.55°47'45"E.
110	50.00	37°45'00"	32.94	32.35	S.18°37'30"E.
111	25.00	142°15'00"	62.07	47.31	N.70°52'30"W.
112	25.00	107°59'54"	47.12	40.45	S.88°00'03"E.
113	25.00	90°00'00"	39.27	35.36	S.07°00'00"F.



SCALE: 1" = 50'

A horizontal scale bar with a black and white checkerboard pattern from 0 to 50 feet, and a solid black pattern from 50 to 100 feet. The numbers 0, 50, and 100 are printed below the bar.

0 50 100

SCALE IN FEET

SEE SHEET 3 OF 11
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 11
FOR PARALLEL OFFSET
DIMENSIONS NOTE

SEE DETAIL "C"
— ON SHEET 11

AMERRITT, INC.

LAND SURVEYING AND MAPPING
Certificate of Authorization Number LB 7778
1215 E. 6th Avenue
Tampa, FL 33605
PHONE (813) 221-5200

SHEET 10 OF 11 SHEETS



Eighth Order of Business

8A

VENTANA SITE INSPECTION REPORT.

1/3/24, 3:58 PM

Ventana. CDD.

Wednesday, January 3, 2024

Prepared For Board Of Supervisors,

62 Issues Identified

Gary Schwartz



09:32 1/3/24

Symmes Road.

Assigned To Yellowstone.

The East entrance facade is clean and looks good.



09:34 1/3/24

Symmes Road.

Assigned To Yellowstone.

Heading East on the street has ongoing utility construction.



Symmes Road.

Assigned To Yellowstone.

Yellowstone will need to send a schedule of service on all ornamental cutbacks throughout the community. Please list specific areas and have all dates included.



Ventana Grove Boulevard.

Assigned To Yellowstone.

Remove the two Alamander plants, and Keep this area weed free. Please make sure all dead weeds are scuffed or removed.



Ventana Grove Boulevard.

Assigned To Yellowstone.

The streets are clean on the boulevard.



Symmes Road.

Assigned To Yellowstone.

The West entrance façade is clean and looks good.



Symmes Road.

Assigned To Yellowstone.

Ongoing utility construction heading west on the sidewalk



Ventana Grove Boulevard.

Assigned To Yellowstone.

All dead weeds must be scuffed or pulled within the plant material.
Trim the Duranta to a uniform height.



Ventana Grove Boulevard.

Assigned To Yellowstone.

The dead weeds need to be scuffed or removed, and this area must remain weed free.



Field Blend.

Assigned To Yellowstone.

This is an example of how I would like all of the bed areas to be kept weed free.



Ventana Grove Boulevard

Assigned To Yellowstone.

The dead weeds must be scuffed or removed, and this area must be kept weed free.



Fern Hill Road.

Assigned To Yellowstone.

The turf fertility needs to improve in this area. Please evaluate the condition of the turf, and report back in writing.

**Fern Hill Road.**

Assigned To Yellowstone.

Trim the Palmetto off of the sidewalk.

**Fern Hill Road.**

Assigned To Yellowstone.

Please make sure all sidewalks are edged throughout the community.



Fern Hill Road.

Assigned To Yellowstone.

Remove the invasive growth growing on the Holly tree.



Pond #

Assigned To First Choice Aquatics.

The pond looks good.



Fern Hill Road.

Assigned To Yellowstone.

Pull the large weeds by the root.



Pond #

Assigned To First Choice Aquatics.

The pond looks good.



Field Blend.

Assigned To Yellowstone.

Scuff or pull the dead weeds and keep this area weed free.



Field Blend.

Assigned To Yellowstone.

Treat the weeds on the South side of the street.



Fern Hill Road.

Assigned To Yellowstone.

The South entrance façade is clean and looks good.



Fern Hill Road.

Assigned To Yellowstone.

Heading South on the sidewalk looks good.



Fern Hill Road.

Assigned To Yellowstone.

The North entrance façade is clean and looks good.



Fern Hill Road.

Assigned To Yellowstone.

Heading North on the sidewalk looks good.



Field Blend.

Assigned To Yellowstone.

The missing tree needs to be replaced under warranty. Please inform Inframark in writing on when the tree will be replaced.



Sage Canyon.

Assigned To Yellowstone.

Please send an estimate to trim the dead palm fronds.



Sage Canyon.

Assigned To Yellowstone.

Scuff or remove the dead weeds and keep this area weed free.



Pond #

Assigned To First Choice Aquatics.

The pond looks good.

**Pond.**

Assigned To First Choice Aquatics.

The pond is heavily receded, but the pond looks good overall.

**Pond #**

Assigned To First Choice Aquatics.

The pond looks good.



Crushed Grape.

Assigned To Yellowstone.

The East & West entrances look good.



Crushed Grape

Assigned To Yellowstone.

Send an estimate to remove and replace the dead Sabal palm tree.



Cone Grove.

Assigned To Yellowstone.

Heading West on the sidewalk looks good.



Cone Grove.

Assigned To Yellowstone.

Heading East on the sidewalk looks good.



Cone Grove.

Assigned To Yellowstone.

Remove the invasive growth next to the curbing.



Cone Grove.

Assigned To Yellowstone.

Remove the plant growth on the perimeter fence.



Ventana Grove Boulevard.

Assigned To Yellowstone.

The turf fertility needs improvement.
Treat all ant hills throughout the community.



Ventana Grove Boulevard.

Assigned To Yellowstone.

Trim the cardboard plants lower to a
uniform height.



Cake Bread.

Assigned To Yellowstone.

The NW & SW entrances are looking better.



Cake Bread

Assigned To Yellowstone.

The NE & SE entrances are looking better.



Green Harvest.

Assigned To Yellowstone.

The pocket park looks good overall,
this area is not irrigated.



Pond.

Assigned To First Choice Aquatics.

The pond looks good.



Green Harvest.

Assigned To Yellowstone.

I requested Yellowstone to investigate this area for an irrigation line break.



Pond

Assigned To First Choice Aquatics.

The pond looks good.

**Pond #**

Assigned To First Choice Aquatics.
The pond looks good.

**Berryessa.**

Assigned To Yellowstone.
The NE & SE entrances are looking better.



Berryessa.

Assigned To Yellowstone.

The NW & SW entrances are looking better. Some Bougainvillea plant replacement will be necessary.



Pond

Assigned To First Choice Aquatics.

The receded pond looks good.



Amenity Center.

Assigned To Clubhouse Manager.

The Amenity Center is clean and looks good. All bathrooms are clean and fully functional.



Amenity Center.

Assigned To Yellowstone.

The parking lot is clean and looks good.



Amenity Center.

Assigned To Yellowstone.

The entrance sign is clean and looks good.



Amenity Center.

Assigned To Yellowstone.

Poor turf fertility.



Amenity Center.

Assigned To Clubhouse Manager.
The mailbox pavilion is clean and looks good.



Amenity Center.

Assigned To Clubhouse Manager.
The Pickleball court looks good.



Amenity Center.

Assigned To Yellowstone.

The turf conditions look good for this time of year.



Amenity Center.

Assigned To Yellowstone.

The playground looks good, but needs additional mulch



Amenity Center

Assigned To Yellowstone.

The dead weeds need to be scuffed or removed and this area needs to be kept weed free.



Amenity Center.

The pool is clear and blue.



Amenity Center.

Assigned To Clubhouse Manager.
The cabanas are clean and look good.



Amenity Center.

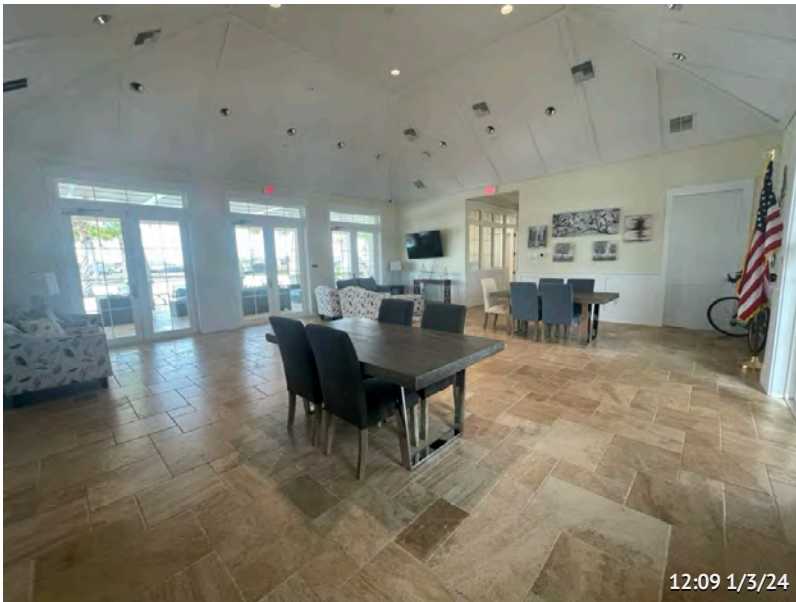
Assigned To Yellowstone.
Trim the cardboard plants lower to a uniform height.



Amenity Center.

Assigned To Clubhouse Manager.

The table and chairs are clean and look good.



Amenity Center.

Assigned To Clubhouse Manager..

The clubhouse is clean and looks good.

ENCLAVE AT VENTANA SITE INSPECTION REPORT. 1/3/24, 4:05 PM

Enclave at Ventana.

Wednesday, January 3, 2024

Prepared For Board Of Supervisors.

10 Issues Identified

Gary Schwartz



Fern Hill Road.

Assigned To Yellowstone.

The entrance sign is clean and fully visible.



Fern Hill Road.

Assigned To Yellowstone.

Heading South on the street looks good.



Symmes Road.

Assigned To Yellowstone.

Heading West on the sidewalk looks good.



Fern Hill Road.

Assigned To Yellowstone.

The new plant bed looks good overall. There may be one Copper leaf plant that will need to be replaced.



Fern Hill Road.

Assigned To Yellowstone.

The mailboxes are clean and look good.



Fern Hill Road.

Assigned To Yellowstone.

Trim the Walter Viburnum to a uniform height.



Fern Hill Road.

Assigned To Yellowstone.

The turf fertility needs significant improvement in this area.



Calypso Orchid.

Assigned To Yellowstone.

Remove the weeds by hand next to the fence and next to the sidewalk. The turf fertility needs significant improvement.

**Pond.**

Assigned To First Choice Aquatics.
The pond is heavily receded, but
looks good overall.

**Fern Hill Road.**

Assigned To Yellowstone.
Looks good.

8B

Lake & Wetland Customer Service Report

Date: 11/09/2023 Time: 11:52 AM

Customer Signature: _____

[illegible]

WEATHER

☐ < 1' ☐ None ☒ ATV ☐ Boat ☐ Carp observed ☐ High ☒ Clear
☒ 1-2' ☐ Slight ☐ Airboat ☐ Truck ☐ Barrier Inspected ☐ Normal ☐ Cloudy
☐ 2-4' ☐ Visible ☐ Backpack ☒ Low ☐ Windy
☐ > 4' ☐ Rainy

<input checked="" type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input checked="" 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	

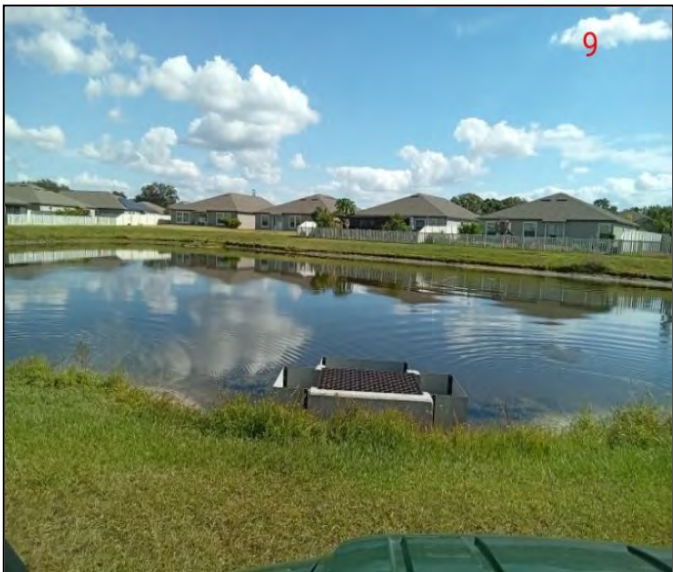
<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input type="checkbox"/> Gulf Spikerush
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input type="checkbox"/>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

☐ Naiad ☐ _____

☐ Pickerelweed

☐ Soft Rush ☐ _____







Lake & Wetland Customer Service Report

Date: 11/09/2023 Time: 01:32 PM

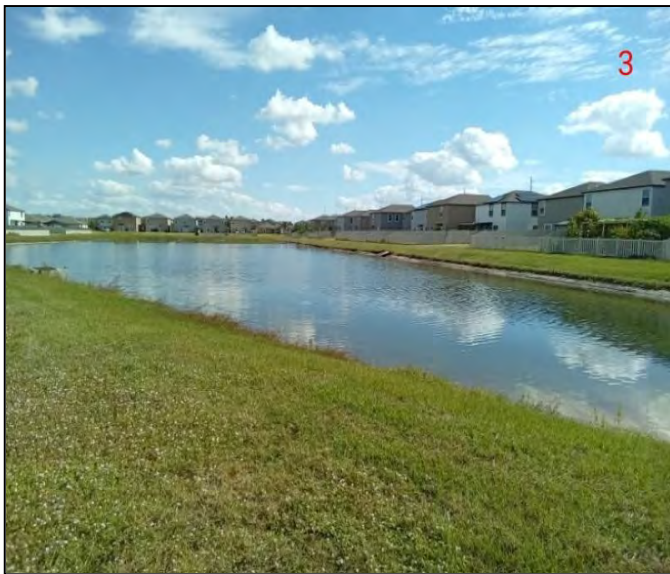
[illegible]

WEATHER

- ☐ < 1' ☒ None ☐ ATV ☐ Boat ☐ Carp observed ☐ High ☒ Clear
☒ 1-2' ☐ Slight ☐ Airboat ☐ Truck ☐ Barrier Inspected ☐ Normal ☐ Cloudy
☐ 2-4' ☐ Visible ☐ Backpack ☒ Low ☐ Windy
☐ > 4' ☐ Rainy

<input type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input checked="" 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"/> Naiad	<input type="checkbox"/> _____
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Pickerelweed	
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Lily	<input type="checkbox"/> Soft Rush	<input type="checkbox"/>



Lake & Wetland Customer Service Report

Date: 12/08/2023 Time: 09:37 AM

Customer Signature: _____

[illegible]

WEATHER

- [illegible]

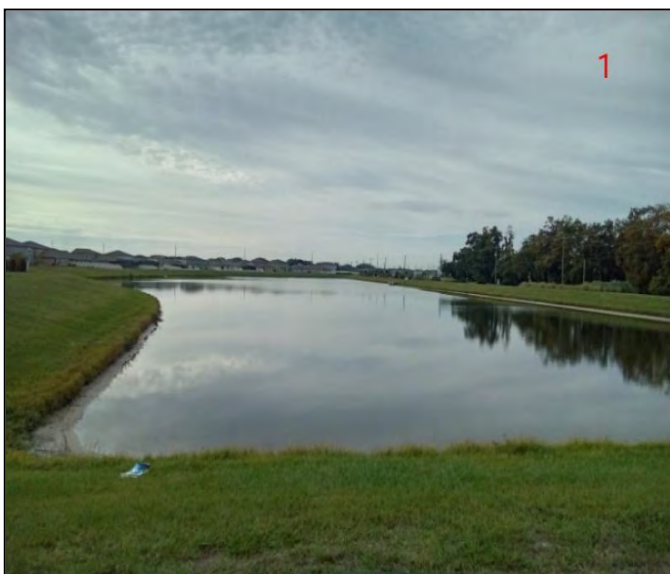
<input type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<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"/> Ibjs	<input type="checkbox"/> Turtles	

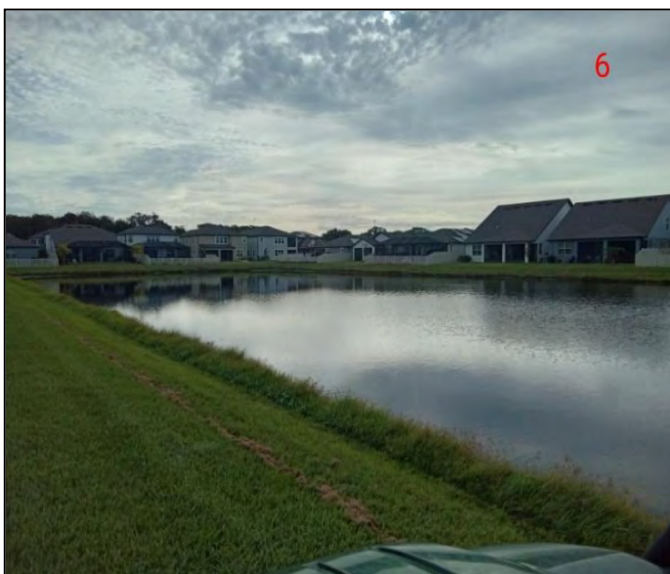
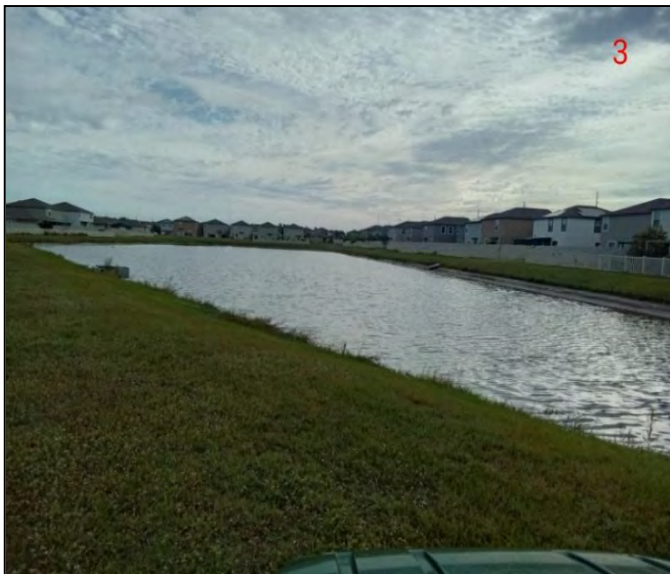
<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input type="checkbox"/> Gulf Spikerush
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input type="checkbox"/>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

☐ Naiad ☐ _____

☐ Pickerelweed

☐ Soft Rush ☐ _____







Ninth Order of Business

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, October 11, 2023, and called to order at 6:07 p.m. at the Ventana Clubhouse, at 11101 Ventana Groves Boulevard, Riverview, Florida 33578.

Present and constituting a quorum were:

Juan Carlos Reyes	Chairperson
Mary Jo Alford-Roberson	Vice Chairperson
Kelly Timmers	Assistant Secretary

Also present were:

Rick Reidt	District Manager
Micheal Broadus	District Counsel
Mr. Franco	Onsite Manager
Brian Mahar	Yellowstone Landscaping
Aaron Frazier	Yellowstone Landscaping
Two 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 **Pledge of Allegiance**

Mr. Reyes held the Pledge of Allegiance.

THIRD ORDER OF BUSINESS **Public Comments**

- Questions on why volunteers may not install decorations.
- No-Mow Zones not completed correctly.
- Lake 10 maintenance cost concern at District Cost.
- Lake 10 maintenance concern.

FOURTH ORDER OF BUSINESS **Business Items**

A. Discussion of Workshop

- Mr. Brodus explained no quorum is needed and no decisions may be made.
- Mr. Reidt will obtain impacted homes from Ms. Stewart.

Unapproved

October 11, 2023

VENTANA CDD

FIFTH ORDER OF BUSINESS**Attorney's Report****A. Consideration of Landscape Bid Package and Timeline**

- Discussion ensued with *Yellowstone* and the Board after review.

On MOTION by Mr. Reyes seconded by Ms. Timmers, with all in favor, consideration of the RFP for landscaping services was tabled. 3-0

- *Yellowstone* to prepare quotes on irrigation needs by next meeting for approval.

B. Reconsideration of Pickle Ball Court Screening

- Costs increased as vendor did not include custom fit and installation of first bid.

On MOTION by Mr. Reyes seconded by Ms. Alford-Roberson, with all in favor, bid for pickle ball court screening was not approved due to exclusion of custom fit and installation quotes by vendor. 3-0

C. Reconsideration of Table 10 Cleanup

- The Board asked the staff to verify land transfer, acceptance protocols and have Ms. Stewart review.
- If no change in responsibility Mr. Reyes is approved to authorize implementation of AWC Bid for \$11,340.

On MOTION by Mr. Reyes seconded by Ms. Alford-Roberson, with all in favor, Mr. Reyes was authorized to approve implementation of AWC Bid in the amount of \$11,340, subject to no change in responsibility. 3-0

SIXTH ORDER OF BUSINESS**Engineer's Report**

There being no report, the next order of business followed.

SEVENTH ORDER OF BUSINESS**Legal Counsel**

- Ms. Hopkins commented on the use of volunteers and the legal issues, putting the District at risk or impacting insurance rates.

EIGHTH ORDER OF BUSINESS**Manager's Report****A. Field Inspections Report****B. Aquatics Service Report**

These items were reviewed by the Board.

C. Action Item

October 11, 2023

VENTANA CDD

- Cameras and WiFi presently being installed.

NINTH ORDER OF BUSINESS**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**

- Mr. Reidt reviewed limited account balance and will only pay bills which require attention prior to receipt of first tax income.

On MOTION by Mr. Reyes seconded by Ms. Timmers, with all in favor, the Consent Agenda, was approved. 3-0

TENTH ORDER OF BUSINESS**Supervisors' Requests or Comments**

- Ms. Timmers discussed concerns over no lights at Fern Hill Entrance.
 - Mr. Franko will investigate and address.
- Ms. Timmers discussed concerns over parking at Enclaves Kiosk.
 - County Roadway advised, we are not able to place signs.
- Ms. Alford-Roberson and Mr. Reyes, had no reports.
- Mr. Franko requested permission from the Board to remove and store side curtains of shade structures. The Board concurred with request.

ELEVENTH ORDER OF BUSINESS**Public Comments**

There being none, the next order of business followed.

TWELFTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. Reyes seconded by Ms., Alford-Roberson with all in favor, meeting was adjourned at 7:20 p.m. 3-0

Rick Reidt
District Manager

Juan Carlos Reyes
Chairperson

**MINUTES OF WORKSHOP
VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

A workshop of the Board of Supervisors of Ventana Community Development District was held on Tuesday, October 17, 2023, at 6:00 p.m. at the Ventana Clubhouse, at 11101 Ventana Groves Boulevard, Riverview, Florida 33578.

Present were:

Juan Carlos Reyes	Chairperson
Mary Jo Alford-Roberson	Vice Chairperson
Kelly Timmers	Assistant Secretary
Rick Reidt	District Manager
Michael Broadus	District Counsel
Tonja Stewart	District Engineer
Frank Franco	Onsite Manager
Four Residents	

The following is a summary of the discussions held.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Reidt called the workshop to order.

SECOND ORDER OF BUSINESS

Audience Participation

The names, addresses and phone numbers were provided and sent to Mr. Broadus and Ms. Stewart.

- Brian Jordan, 813-786-2736, 10741 Green Harvest.
- Teja, 925-323-3336, 10405 Malvaria Avenue.
- Brian Jordan, 813-786-2736 10741 Green Harves.t
- Cassie Parham, 813-918-8548 10138 Tuscan Sun.

THIRD ORDER OF BUSINESS

Audience Comments

Hearing no comments from the audience, the next order of business followed.

FOURTH ORDER OF BUSINESS

Items for Discussion

- Ms. Stewart reviewed Phase 2 B plat and discussed current situation regarding the size of the ditch and limited ability to maintain. She is in the process of obtaining a quote to clear visibility in the ditch for an annualized maintenance plan.
- Erosion on homeowner property and fence line is homeowner's responsibility. Mr. Broadus also addressed this.

Unapproved

October 17, 2023

VENTANA CDD

- 37 • Proper drainage and No-Mow zone was reviewed as well as topography of the land and
38 homes.
- 39 • Ms. Stewart to provide a quote to have clean out to Board on November 8, 2023.
- 40 • Mr. Reidt will also provide plans to have an AWC aquatic planting plan presented at the
41 December 13, 2023 meeting.

42
43 **FIFTH ORDER OF BUSINESS**

**Board of Supervisors' Requests or
Comments**

44
45 Hearing no requests or comments, the next order of business followed.

46
47 **SIXTH ORDER OF BUSINESS**

Adjournment

48 There being no further business, the workshop was adjourned at 7:07 p.m.

49
50
51 _____
52 Rick Reidt
53 District Manager

Juan Carlos Reyes
Chairperson

**MINUTES OF MEETING
VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Ventana Community Development District was held on Wednesday, November 8, 2023, at 6:00 p.m. at the Ventana Clubhouse, located at 11101 Ventana Groves Boulevard, Riverview, Florida 33578.

Present and constituting a quorum were:

Juan Carlos Reyes	Chairperson
Kelly Timmers	Assistant Secretary
Adewumi Olowoyo	Assistant Secretary

Also present were:

Rick Reidt	District Manager
Michael Broadus	District Counsel
Tonja Stewart	District Engineer (<i>via phone</i>)
Mr. Franko	On-site Manager
Aaron Frazier	Yellowstone Landscaping
21 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 **Pledge of Allegiance**

Mr. Reyes led the Pledge of Allegiance.

THIRD ORDER OF BUSINESS **Public Comment**

Residents commented on the following:

- Landscape conditions, food trucks, assessment increases, transparency, playground mulch conditions, aquatics table turn overs, midge flies, Pond 6 no-mow concern and debris and sludge at west end of table. Desire for a list of target items. landscape plan, timeline projections, playground lighting and Symmes Road HC damage.

FOURTH ORDER OF BUSINESS **Business Items**

A. Discussion on Erosion Workshop

- Ms. Stewart indicated next phase would be to approve quote for \$20,300 for mowing approximately 3,300 feet of vegetation and cleaning of vegetation around trees so the engineer's team may investigate possible additional erosion.
- *Postma Land Services LLC* quote for \$20,300 was proposed.

Unapproved

November 8, 2023

VENTANA CDD

On MOTION by Mr. Reyes seconded by Mr. Olowoyo, with all in favor, *Postma Land Services LLC* quote in the amount of \$20,300, was approved. 3-0

- After clearing, an inspection will determine if further repairs are necessary.
- Mr. Reidt will work with Ms. Stewart to develop a mailing to all residents in the community with the following explanation:
- Erosion, preventative measures for homeowner and District fence ownership.
- Ms. Stewart also covered the code enforcement violations the District received for visibility at the intersection of Cone Grove and Fern Hill.
- Property appraiser was incorrect for stating that this is not part of the District per plant and deeds.
- The developer who owns the property has cleared the needed area.

Let the record show, Ms. Stewart has exited the meeting.

B. Consideration of Water Table Plantings

- The Board reviewed and requested the item be tabled.
- Mr. Reidt will investigate the possibility of solar powered aeration units. If available, he will obtain quotes for suppliers for review by the Board.

C. Consideration of Dog Stations

- Mr. Reidt contacted two providers and only one responded.
- *Spearem* quote for \$560 for two dog stations in the Enclaves was provided.

On MOTION by Mr. Reyes seconded by Ms. Timmers, with all in favor, *Spearem* quote in the amount of \$560 for two dog stations in the Enclaves, was approved. 3-0

D. Ratification of Irrigation Repairs

- A quote in the amount of \$6,119 was provided by Mr. Reidt.

On MOTION by Ms. Timmers seconded by Mr. Olowoyo, with all in favor, the quote for irrigation repairs in the amount of \$6,119, was ratified. 3-0

E. Review of Rental Policy

- Rental policy was reviewed with Ms. Hopkinson and Mr. Broadus.
- Mr. Reyes will review details.

November 8, 2023

VENTANA CDD

- Mr. Reidt shall contact *EGIS* regarding alcohol questions.

FIFTH ORDER OF BUSINESS**Attorney's Report****SIXTH ORDER OF BUSINESS****Engineer's Report**

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

SEVENTH ORDER OF BUSINESS**Legal Counsel****A. Consideration of HOA Usage Agreement**

- The food trucks were also discussed and with Form B of the HOA agreement.

COI and food permit vendors will be allowed and sponsored by the CDD.

EIGHTH ORDER OF BUSINESS**Manager's Report****A. Field Inspections Report****B. Aquatics Service Report**

- Field Inspection and Aquatics report were shared with the Board by Mr. Reidt.

NINTH ORDER OF BUSINESS**Consent Agenda****A. Approval of Minutes of the October 11, 2023 Regular Meeting and the October 17, 2023 Workshop Meeting****B. Consideration of Operation and Maintenance Expenditures September 2023****C. Acceptance of the Financials and Approval of the Check Register for September 2023**

On MOTION by Mr. Reyes seconded by Ms. Timmers, with all in favor, the Consent Agenda, was approved. 3-0

TENTH ORDER OF BUSINESS**Supervisors' Requests or Comments**

There being none, the next order of business followed.

ELEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. Reyes seconded by Ms. Evans, with all in favor, meeting was adjourned at 8:12 p.m. 3-0

Rick Reidt
District Manager

Juan Carlos Reyes
Chairperson

9B

October 2023 Meeting

VENTANA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
ACTION SECURITY, INC	24178	\$125.00		SERVICE PLAN - OCTOBER 2023
CHARTER COMMUNICATIONS	0123 100123 ACH	\$182.96		INTERNET SERVICE - OCTOBER 2023
FIRST CHOICE AQUATIC WEED	89125	\$826.00		WATERWAY SERVICE - 10 PONDS - OCTOBER 2023
REPUBLIC SERVICES #696	0057 101723 ACH	\$267.39		CONTAINER SERVICE - 11/01/23-11/30/23
YELLOWSTONE LANDSCAPE	TM 598572	\$16,245.92		LANDSCAPE MAINT. OCTOBER 2023
ZEBRA CLEANING TEAM	6530	\$1,650.00		COMMERCIAL POOL SERVICE - OCTOBER 2023
Monthly Contract Subtotal		\$19,297.27		
Variable Contract				
JUAN CARLOS REYES	JR 101123	\$200.00		SUPERVISOR FEE 10/11/23
JUAN CARLOS REYES	JR 101723	\$200.00	\$400.00	SUPERVISOR FEE 10/17/23
KELLY TIMMER	KT 101123	\$200.00		SUPERVISOR FEE 10/11/23
KELLY TIMMER	KT 101723	\$200.00	\$400.00	SUPERVISOR FEE 10/17/23
STRALEY ROBIN VERICKER	23600	\$2,880.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 09/15/23
Variable Contract Subtotal		\$3,680.00		
Utilities				
BOCC	8430 101723 ACH	\$316.07		WATER SERVICE - 09/14/23-10/13/23
TECO	1918 100623 ACH	\$969.30		ELECTRICITY SERVICE - 09/01/23-10/02/23
TECO	4538 100623 ACH	\$102.45		ELECTRICITY SERVICE - 09/01/23-10/02/23
TECO	6013 090523 ACH	\$12,114.49	\$13,186.24	BULK BILLING - ELECTRICITY
Utilities Subtotal		\$13,502.31		
Regular Services				
ACTION SECURITY, INC	24051	\$5,975.00		BATHROOM DOORS - TECH/LABOR/MATERIAL
DEP. OF ECONOMIC OPPORT.	DEO 100223 ACH	\$175.00		FY 24 SPECIAL DISTRICT FEE
FIRST CHOICE AQUATIC WEED	87000	\$1,361.00		AQUATIC TREATMENT - AUGUST 2023
FIRST CHOICE AQUATIC WEED	88987	\$1,361.00	\$2,722.00	1 MIDGE FLY TREATMENT - 10 PONDS
GRAU AND ASSOCIATES	24783	\$6,800.00		AUDIT FYE 09/30/2022
MHD COMMUNICATIONS	32038	\$2,183.07		TECHINICAL SERVICES
SPEAREM ENTERPRISES	5883	\$729.00		LABOR - 09/16/23-10/16/23 - PAPER GOODS
SPEAREM ENTERPRISES	5884	\$340.00	\$1,069.00	LABOR - 09/16/23-10/16/23 - DOG WASTE CANS
TAMPA BAY TIMES	309842 100423	\$301.50		EROSION WORKSHOP AD

October 2023 Meeting

VENTANA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
YELLOWSTONE LANDSCAPE	TM 598466	\$1,026.10		IRRIGATION REPAIRS - LEAK
Regular Services Subtotal		\$20,251.67		
Additional Services				
MHD COMMUNICATIONS	31997	\$2,081.56		FIXED FEE
MHD COMMUNICATIONS	32043	\$225.00	\$2,306.56	HELP DESK TECH
Additional Services Subtotal		\$2,306.56		
TOTAL		\$59,037.81		

Approved (with any necessary revisions noted):

 Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary

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

Invoice


BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
24178	10/01/2023	\$125.00	10/01/2023	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Plan Service agreement for Ventana Groves Clubhouse, (monthly) includes: <ul style="list-style-type: none"> • DATABASE MANAGEMENT (UNLIMITED) • 24 HOUR RAPID RESPONSE SERVICE • DISCOUNTED SERVICE RATES 	1	125.00	125.00

Contact ACTION SECURITY, INC. to pay this invoice.
 FL Contractor ES12001404

BALANCE DUE

\$125.00

Thank you, we appreciate your business!



October 1, 2023
 Invoice Number: 2455297100123
 Account Number: 8337 12 028 2455297
 Security Code: 2302
 Service At: 11101 VENTANA GROVES BLVD
 RIVERVIEW FL 33578-9426

Auto Pay Notice

Contact Us

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

NEWS AND INFORMATION

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

Summary

*Service from 10/01/23 through 10/31/23
 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 10/18/23	
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 10022023 NNNNNNNN 01 007057 0029

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

Received

OCT 10 2023

October 1, 2023

VENTANA CDD

Invoice Number: 2455297100123
 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: 2455297100123
 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 10022023 NNNNNNNN 01 007057 0029

Charge Details

Previous Balance		182.96
EFT Payment	09/18	-182.96
Remaining Balance		\$0.00

Payments received after 10/01/23 will appear on your next bill.

Service from 10/01/23 through 10/31/23

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 \$0.09.

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



For questions or concerns, please call **1-866-519-1263**.



Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Date	Invoice #
10/12/2023	89125

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	11/11/2023

Description	Amount
Monthly waterway service for 10 ponds associated with Ventana CDD	826.00

Thank you for your business.

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



5210 W Linebaugh Ave
Tampa FL 33624-503434

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

Important Information

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

Account Number	3-0696-0044293
Invoice Number	0696-001140057
Invoice Date	October 17, 2023
Previous Balance	\$267.39
Payments/Adjustments	-\$267.39
Current Invoice Charges	\$267.39

Autopayment
\$267.39

Payment Due Date
November 06, 2023

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 10/07	5555555	-\$267.39

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
The Club At Ventana 11101 Ventana Groves Boulevard CSA A217802976				
Riverview, FL Contract: 9696002 (C1)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Disposal:SOUTH CO - CLASS 1				
Waste/Recycling Overage 09/07		1.0000		\$88.00
Overloaded Container				
Pickup Service 11/01-11/30			\$170.39	\$170.39
Container Refresh 11/01-11/30		1.0000	\$9.00	\$9.00
CURRENT INVOICE CHARGES, AutoPayment due on November 06, 2023				\$267.39

Simple account access at your fingertips.

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



5210 W Linebaugh Ave
Tampa FL 33624-503434

Address Service Requested

Do not Pay
* Thank You For Your Automatic Payment *

Received
OCT 23 2023

Autopayment	\$267.39
Payment Due Date	November 06, 2023
Account Number	3-0696-0044293
Invoice Number	0696-001140057



For Billing Address Changes,
Check Box and Complete Reverse

Make Checks Payable To:



00002923
N210

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



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

30696004429300000011400570000267390000267396



INVOICE

INVOICE #	INVOICE DATE
TM 598572	10/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Ventana CDD

Invoice Due Date: October 31, 2023

Invoice Amount: \$16,245.92

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

Invoice Total **\$16,245.92**


Excellence

IN COMMERCIAL LANDSCAPING

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

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		9/29/2023			
Quantity	Item Code	Description			Price Each	Amount
	Commerical Pool S...	Commercial Pool Service October			1,650.00	1,650.00
We appreciate your prompt payment.					Total	\$1,650.00

Ventana CDD

MEETING DATE: October 11, 2023DMS Staff Signature 

JR 101123

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

Ventana CDDWorkshop DATE: October 17th, 2023

DMS Staff Signature

**JR 101723**

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 Waived	\$0.00
Mary Jo Alford-Roberson	✓	Salary Waived	\$ 0.00

Ventana CDD


MEETING DATE: October 11, 2023DMS Staff Signature 

KT 101123

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

Ventana CDDWorkshop DATE: October 17th, 2023

DMS Staff Signature

**KT 101723**

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 Waived	\$0.00
Mary Jo Alford-Roberson	✓	Salary Waived	\$ 0.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

October 04, 2023

Client: 001470

Matter: 000001

Invoice #: 23600

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
9/6/2023	LB	REVIEW STATUS OF AGENDA POSTING FOR SEPTEMBER BOARD MEETING; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE AGENDA HAS NOT BEEN POSTED TO THE WEBSITE, NOR HAS A MEETING BOOK OR AGENDA BEEN RECEIVED AND REQUEST OF THE STATUS OF THE DISTRICT BOARD MEETING; REVIEW CORRESPONDENCE FROM R. REIDT RE REVISED MEETING SCHEDULE.	0.3	\$52.50
9/12/2023	MB	REVIEW DISTRICT BOARD MEETING AGENDA; CONFERENCE CALL WITH DISTRICT MANAGER REGARDING DISTRICT BOARD MEETING AND DISTRICT POOL MAINTENANCE AGREEMENT; ANALYZE VENDOR POOL MAINTENANCE PROPOSAL; ANALYZE VENDOR CORPORATE INFORMATION; ANALYZE DISTRICT WEBSITE; PREPARE DISTRICT POOL MAINTENANCE AGREEMENT.	3.9	\$1,267.50
9/13/2023	MB	PREPARATION FOR AND ATTENDANCE AT DISTRICT BOARD MEETING.	4.4	\$1,430.00
9/14/2023	MB	REVIEW CORRESPONDENCE FROM DISTRICT MANAGER REGARDING DISTRICT POOL MAINTENANCE CONTRACT; EVALUATE PROPOSED CHANGES TO DISTRICT POOL MAINTENANCE CONTRACT; CORRESPONDENCE TO DISTRICT MANAGER REGARDING POOL MAINTENANCE CONTRACT.	0.4	\$130.00
Total Professional Services			9.0	\$2,880.00

October 04, 2023

Client: 001470

Matter: 000001

Invoice #: 23600

Page: 2

Total Services	\$2,880.00	
Total Disbursements	\$0.00	
Total Current Charges		\$2,880.00
Previous Balance		\$2,990.00
Less Payments		(\$2,990.00)
PAY THIS AMOUNT		\$2,880.00

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
VENTANA CDD	6511068430	10/17/2023	11/07/2023

Service Address: 11101 VENTANA GROVES DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056880	09/14/2023	11993	10/13/2023	12172	17900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$54.06
Water Base Charge	\$39.42
Water Usage Charge	\$16.11
Sewer Base Charge	\$98.99
Sewer Usage Charge	\$102.21

Summary of Account Charges

Previous Balance	\$368.78
Net Payments - Thank You	\$-368.78
Total Account Charges	\$316.07

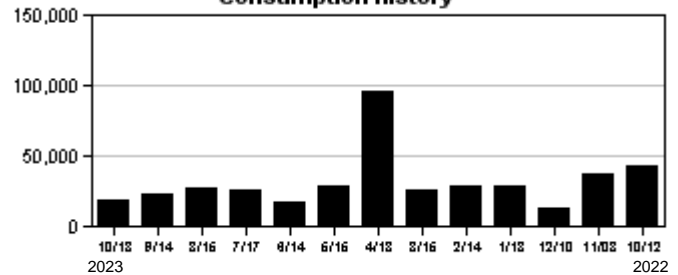
AMOUNT DUE	\$316.07
-------------------	-----------------

Important Message

This account has ACH payment method

BOCC approved rate increases are effective Oct. 1, 2023. Residential customers using 6,000 gallons of water monthly will have an average bill increase of approximately \$5.00 per month. Visit HCFLGov.net/Water, Water Rates & Fees tab for details.

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

2.332 8

DUE DATE	11/07/2023
AMOUNT DUE	\$316.07
AMOUNT PAID	

0065110684308 00000316075



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

Statement Date: October 06, 2023

Amount Due: \$969.30

Due Date: October 27, 2023

Account #: 221008861918

DO NOT PAY. Your account will be drafted on October 27, 2023

Account Summary

Current Service Period: September 01, 2023 - October 02, 2023

Previous Amount Due \$969.30

Payment(s) Received Since Last Statement -\$969.30

Current Month's Charges \$969.30

Amount Due by October 27, 2023 \$969.30

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



Scan here to view
your account online.

SAFETY TIP:

Ask for identification

Please remember,
if someone visits
your home or
business and claims
to be an employee
of Tampa Electric,
ask to see his or her
company badge.



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.

Received

OCT 11 2023

Account #: 221008861918

Due Date: October 27, 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: \$969.30

Payment Amount: \$ _____

635334684144

Your account will be
drafted on October 27, 2023

00003774 FTECO110062323285710 00000 03 01000000 18138 004

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.

00003774-0008248-Page 1 of 8



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

Account #: 221008861918
Statement Date: October 06, 2023
Charges Due: October 27, 2023

Service Period: Sep 01, 2023 - Oct 02, 2023

Rate Schedule: Lighting Service

Charge Details

Important Messages

Don't get "tricked" by scammers. October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. A common tactic is requesting payment through mobile applications. Visit TampaElectric.com/Scam to report a scam and learn more.



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

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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.



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

Statement Date: October 06, 2023

Amount Due: \$102.45

Due Date: October 27, 2023

Account #: 211028204538

DO NOT PAY. Your account will be drafted on October 27, 2023

Account Summary

Current Service Period: September 01, 2023 - October 02, 2023

Previous Amount Due	\$106.50
Payment(s) Received Since Last Statement	-\$106.50

Current Month's Charges	\$102.45
--------------------------------	-----------------

Amount Due by October 27, 2023	\$102.45
---------------------------------------	-----------------

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

Your Energy Insight



Your average daily kWh used was **11.11% lower** than it was in your previous period.

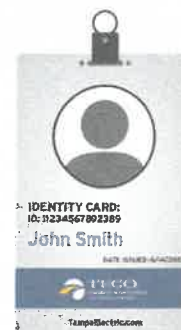


Scan here to view your account online.

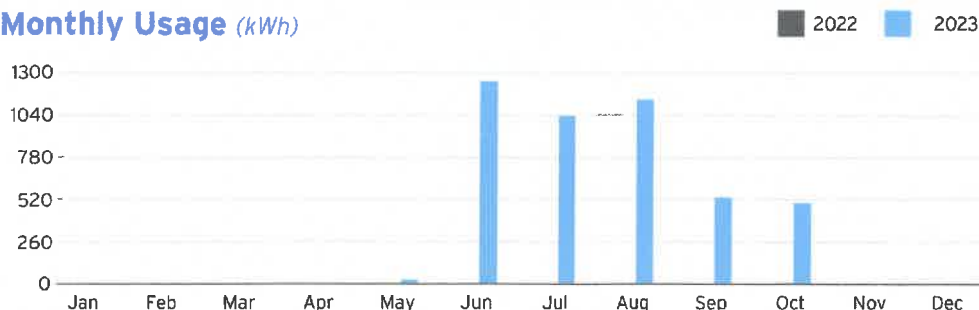
SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



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: October 27, 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: \$102.45

Payment Amount: \$ _____

664964150745

Your account will be drafted on October 27, 2023

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 211028204538
Statement Date: October 06, 2023
Charges Due: October 27, 2023

Meter Read

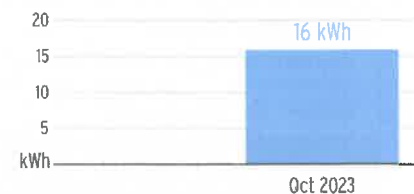
Service Period: Sep 01, 2023 - Oct 02, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000288027	10/02/2023	4,494	3,992		502 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Don't get "tricked" by scammers.
October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. A common tactic is requesting payment through mobile applications. Visit TampaElectric.com/Scam to report a scam and learn more.

Electric Charges

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	502 kWh @ \$0.07990/kWh	\$40.11
Fuel Charge	502 kWh @ \$0.05239/kWh	\$26.30
Storm Protection Charge	502 kWh @ \$0.00400/kWh	\$2.01
Clean Energy Transition Mechanism	502 kWh @ \$0.00427/kWh	\$2.14
Storm Surcharge	502 kWh @ \$0.01061/kWh	\$5.33
Florida Gross Receipt Tax		\$2.56

Electric Service Cost

\$102.45

Total Current Month's Charges

\$102.45

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

Ways To Pay Your Bill

<p>Bank Draft Visit TECOaccount.com for free recurring or one time payments via checking or savings account.</p>	<p>In-Person Find list of Payment Agents at TampaElectric.com</p>	<p>Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope. All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111</p>
<p>Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.</p>	<p>Phone Toll Free: 866-689-6469</p>	<p>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)</p> <p>Hearing Impaired/TTY: 7-1-1 Power Outage: 877-588-1010 Energy-Saving Programs: 813-275-3909</p>

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.


VENTANA COMMUNITY DEVELOPMENT DISTRICT

 11411 FERN HILL DR, WELL/PMP
 RIVERVIEW, FL 33578

Statement Date: September 05, 2023

Amount Due: \$12,114.49

Due Date: September 19, 2023

Account #: 321000026013

DO NOT PAY. Your account will be drafted on September 19, 2023
Account Summary

Previous Amount Due	\$11,923.24
Payment(s) Received Since Last Statement	-\$11,923.24
Miscellaneous Credits	-\$6.32
Credit Balance After Payments and Credits	-\$6.32
Current Month's Charges	\$12,120.81

Amount Due by September 19, 2023 \$12,114.49

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

Your Locations With The Highest Usage

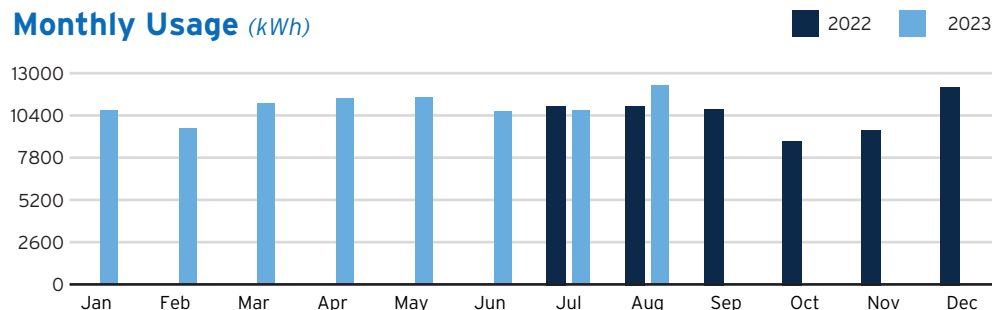

11101 VENTANA GROVES BL, CLB HSE, RIVERVIEW, FL 33578

7,526 KWH


10370 SYMMES RD, RIVERVIEW, FL 33578

3,028 KWH


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

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: September 19, 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: \$12,114.49

Payment Amount: \$ _____

700500002646

Your account will be drafted on September 19, 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: 10370 SYMMES RD, RIVERVIEW, FL 33578

Sub-Account Number: 221007554076

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000605340	08/01/2023	44,571		41,543		3,028 kWh	1	32 Days	\$494.10
									 51.7%

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	08/01/2023	22,727		21,025		1,702 kWh	1	32 Days	\$288.51
									 15.3%

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

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

Sub-Account Number: 221007860432

Amount: \$565.73

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

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

Sub-Account Number: 221007884853

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000566744	08/01/2023	64,303		64,290		13 kWh	1	32 Days	\$26.64
									30.0%

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	08/01/2023	29,056		21,530		7,526 kWh	1	32 Days	\$778.28
1000813331	08/01/2023	14.52		0		14.52 kW	1	32 Days	12.3%

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

\$12,120.81



Sub-Account #: 221007554076
Statement Date: 08/30/2023

Service Address: 10370 SYMMES RD, RIVERVIEW, FL 33578

Meter Read


Meter Location: IRR

Service Period: 07/01/2023 - 08/01/2023

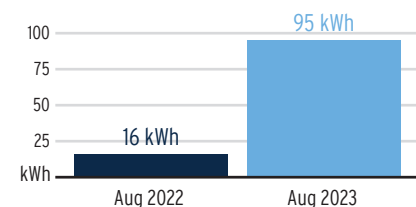
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605340	08/01/2023	44,571		41,543		3,028 kWh	1	32 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	32 days @ \$0.75000		\$24.00
Energy Charge	3,028 kWh @ \$0.07990/kWh		\$241.94
Fuel Charge	3,028 kWh @ \$0.05239/kWh		\$158.64
Storm Protection Charge	3,028 kWh @ \$0.00400/kWh		\$12.11
Clean Energy Transition Mechanism	3,028 kWh @ \$0.00427/kWh		\$12.93
Storm Surcharge	3,028 kWh @ \$0.01061/kWh		\$32.13
Florida Gross Receipt Tax			\$12.35
Electric Service Cost			\$494.10

Avg kWh Used Per Day



Current Month's Electric Charges

\$494.10

Billing information continues on next page →



Sub-Account #: 221007754494
Statement Date: 08/30/2023

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


Meter Read

Service Period: 07/01/2023 - 08/01/2023

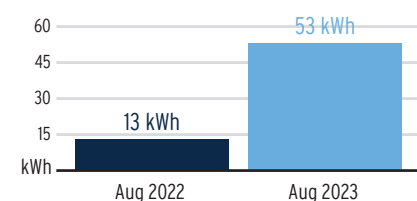
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605350	08/01/2023	22,727		21,025		1,702 kWh	1	32 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	32 days @ \$0.75000		\$24.00
Energy Charge	1,702 kWh @ \$0.07990/kWh		\$135.99
Fuel Charge	1,702 kWh @ \$0.05239/kWh		\$89.17
Storm Protection Charge	1,702 kWh @ \$0.00400/kWh		\$6.81
Clean Energy Transition Mechanism	1,702 kWh @ \$0.00427/kWh		\$7.27
Storm Surcharge	1,702 kWh @ \$0.01061/kWh		\$18.06
Florida Gross Receipt Tax			\$7.21
Electric Service Cost			\$288.51

Avg kWh Used Per Day



Current Month's Electric Charges

\$288.51

Billing information continues on next page →



Sub-Account #: 221007762638
Statement Date: 08/30/2023

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

Service Period: 07/01/2023 - 08/01/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	1406 kWh @ \$0.03511/kWh	\$49.36
Fixture & Maintenance Charge	74 Fixtures	\$1207.68
Lighting Pole / Wire	74 Poles	\$2056.46
Lighting Fuel Charge	1406 kWh @ \$0.05169/kWh	\$72.68
Storm Protection Charge	1406 kWh @ \$0.01466/kWh	\$20.61
Clean Energy Transition Mechanism	1406 kWh @ \$0.00036/kWh	\$0.51
Storm Surcharge	1406 kWh @ \$0.00326/kWh	\$4.58
Florida Gross Receipt Tax		\$3.79

Lighting Charges

\$3,415.67

Current Month's Electric Charges

\$3,415.67

Billing information continues on next page →



Sub-Account #: 221007764683
Statement Date: 08/30/2023

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

Service Period: 07/01/2023 - 08/01/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	513 kWh @ \$0.03511/kWh	\$18.01
Fixture & Maintenance Charge	27 Fixtures	\$440.64
Lighting Pole / Wire	27 Poles	\$750.33
Lighting Fuel Charge	513 kWh @ \$0.05169/kWh	\$26.52
Storm Protection Charge	513 kWh @ \$0.01466/kWh	\$7.52
Clean Energy Transition Mechanism	513 kWh @ \$0.00036/kWh	\$0.18
Storm Surcharge	513 kWh @ \$0.00326/kWh	\$1.67
Florida Gross Receipt Tax		\$1.38
Franchise Fee		\$81.63
Municipal Public Service Tax		\$3.52

Lighting Charges **\$1,331.40**

Current Month's Electric Charges

\$1,331.40

Billing information continues on next page →



Sub-Account #: 221007860432
Statement Date: 08/30/2023

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

Service Period: 07/01/2023 - 08/01/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	297 kWh @ \$0.03511/kWh	\$10.43
Fixture & Maintenance Charge	11 Fixtures	\$228.03
Lighting Pole / Wire	11 Poles	\$305.69
Lighting Fuel Charge	297 kWh @ \$0.05169/kWh	\$15.35
Storm Protection Charge	297 kWh @ \$0.01466/kWh	\$4.35
Clean Energy Transition Mechanism	297 kWh @ \$0.00036/kWh	\$0.11
Storm Surcharge	297 kWh @ \$0.00326/kWh	\$0.97
Florida Gross Receipt Tax		\$0.80

Lighting Charges **\$565.73**

Current Month's Electric Charges

\$565.73

Billing information continues on next page →



Sub-Account #: 221007884853
Statement Date: 08/30/2023

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

Meter Read


Meter Location: IRRIGATION

Service Period: 07/01/2023 - 08/01/2023

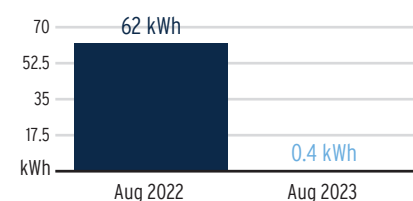
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000566744	08/01/2023	64,303		64,290		13 kWh	1	32 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00	
Energy Charge	13 kWh @ \$0.07990/kWh	\$1.04	
Fuel Charge	13 kWh @ \$0.05239/kWh	\$0.68	
Storm Protection Charge	13 kWh @ \$0.00400/kWh	\$0.05	
Clean Energy Transition Mechanism	13 kWh @ \$0.00427/kWh	\$0.06	
Storm Surcharge	13 kWh @ \$0.01061/kWh	\$0.14	
Florida Gross Receipt Tax		\$0.67	
Electric Service Cost		\$26.64	

Avg kWh Used Per Day



Current Month's Electric Charges

\$26.64

Billing information continues on next page →



Sub-Account #: 221007934898
Statement Date: 08/30/2023

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

Meter Read

Meter Location: CLUB HOUSE

Service Period: 07/01/2023 - 08/01/2023

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813331	08/01/2023	29,056		21,530		7,526 kWh	1	32 Days
1000813331	08/01/2023	14.52		0		14.52 kW	1	32 Days

Charge Details

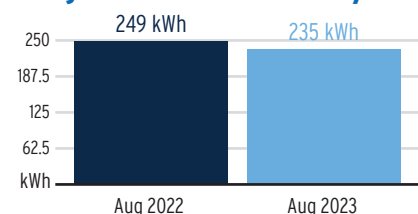
	Electric Charges		
Daily Basic Service Charge	32 days @ \$1.08000		\$34.56
Billing Demand Charge	15 kW @ \$14.13000/kW		\$211.95
Energy Charge	7,526 kWh @ \$0.00736/kWh		\$55.39
Fuel Charge	7,526 kWh @ \$0.05239/kWh		\$394.29
Capacity Charge	15 kW @ -\$0.06000/kW		-\$0.90
Storm Protection Charge	15 kW @ \$0.62000/kW		\$9.30
Energy Conservation Charge	15 kW @ \$0.88000/kW		\$13.20
Environmental Cost Recovery	7,526 kWh @ \$0.00084/kWh		\$6.32
Clean Energy Transition Mechanism	15 kW @ \$1.12000/kW		\$16.80
Storm Surcharge	7,526 kWh @ \$0.00238/kWh		\$17.91
Florida Gross Receipt Tax			\$19.46
Electric Service Cost			\$778.28

Current Month's Electric Charges

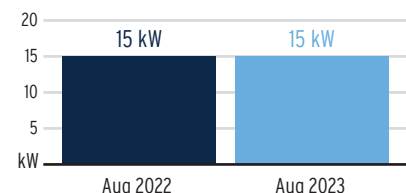
\$778.28

	Miscellaneous Credits	
Interest for Cash Security Deposit		-\$6.32
Total Current Month's Credits		-\$6.32

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Billing information continues on next page →



Sub-Account #: 221008001598
Statement Date: 08/30/2023

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

Service Period: 07/01/2023 - 08/01/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	544 kWh @ \$0.03511/kWh	\$19.10
Fixture & Maintenance Charge	34 Fixtures	\$313.82
Lighting Pole / Wire	34 Poles	\$1095.82
Lighting Fuel Charge	544 kWh @ \$0.05169/kWh	\$28.12
Storm Protection Charge	544 kWh @ \$0.01466/kWh	\$7.98
Clean Energy Transition Mechanism	544 kWh @ \$0.00036/kWh	\$0.20
Storm Surcharge	544 kWh @ \$0.00326/kWh	\$1.77
Florida Gross Receipt Tax		\$1.47

Lighting Charges

\$1,468.28

Current Month's Electric Charges

\$1,468.28

Billing information continues on next page →



Sub-Account #: 221008025530
Statement Date: 08/30/2023

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

Service Period: 07/01/2023 - 08/01/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	670 kWh @ \$0.03511/kWh	\$23.52
Fixture & Maintenance Charge	37 Fixtures	\$525.85
Lighting Pole / Wire	37 Poles	\$1077.07
Lighting Fuel Charge	670 kWh @ \$0.05169/kWh	\$34.63
Storm Protection Charge	670 kWh @ \$0.01466/kWh	\$9.82
Clean Energy Transition Mechanism	670 kWh @ \$0.00036/kWh	\$0.24
Storm Surcharge	670 kWh @ \$0.00326/kWh	\$2.18
Florida Gross Receipt Tax		\$1.80

Lighting Charges

\$1,675.11

Current Month's Electric Charges

\$1,675.11

Billing information continues on next page →



Sub-Account #: 221008040141
Statement Date: 08/30/2023

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

Service Period: 07/01/2023 - 08/01/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	855 kWh @ \$0.03511/kWh	\$30.02
Fixture & Maintenance Charge	45 Fixtures	\$734.40
Lighting Pole / Wire	45 Poles	\$1250.55
Lighting Fuel Charge	855 kWh @ \$0.05169/kWh	\$44.19
Storm Protection Charge	855 kWh @ \$0.01466/kWh	\$12.53
Clean Energy Transition Mechanism	855 kWh @ \$0.00036/kWh	\$0.31
Storm Surcharge	855 kWh @ \$0.00326/kWh	\$2.79
Florida Gross Receipt Tax		\$2.30

Lighting Charges **\$2,077.09**

Current Month's Electric Charges

\$2,077.09

Total Current Month's Charges

\$12,120.81

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

Invoice


BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
24051	09/19/2023	\$5,975.00	11/24/2023	Due on receipt	

P.O. NUMBER

Approved Estimate 3423a

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

FL Contractor ES12001404

BALANCE DUE

\$5,975.00

Thank you, we appreciate your business!

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 89255
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

001796

Ventana Community Development District

Mr. Brian K. Lamb

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607



- | | |
|---------------------------------------|-------------------------------|
| 2. Telephone: | 813-397-5120 Ext: |
| 3. Fax: | 813-873-7070 |
| 4. Email: | Brian.Lamb@inframark.com |
| 5. Status: | Independent |
| 6. Governing Body: | Elected |
| 7. Website Address: | www.ventanacdd.com |
| 8. County(ies): | Hillsborough |
| 9. Special Purpose(s): | Community Development |
| 10. Boundary Map on File: | 10/09/2017 |
| 11. Creation Document on File: | 10/09/2017 |
| 12. Date Established: | 04/12/2016 |
| 13. Creation Method: | Local Ordinance |
| 14. Local Governing Authority: | Hillsborough County |
| 15. Creation Document(s): | County Ordinance 16-6 |
| 16. Statutory Authority: | Chapter 190, Florida Statutes |
| 17. Authority to Issue Bonds: | Yes |
| 18. Revenue Source(s): | Assessments |

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 10/30/23

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: Denied: Reason:

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

P.O. Box 593258
Orlando, FL 32859

Invoice

Date	Invoice #
8/17/2023	87000

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	9/16/2023

Description	Amount
1x Midge Fly Treatment for (10) waterways associated with Ventana. Completed 7/26/2023	1,361.00

Thank you for your business.

Total	\$1,361.00
Payments/Credits	\$0.00
Balance Due	\$1,361.00

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

Invoice

Date	Invoice #
9/30/2023	88987

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	10/30/2023

Description	Amount
1x Midge Fly Treatment for (10) ponds for waterways associated with Ventana. Completed in August 2023	1,361.00

Thank you for your business.

Total	\$1,361.00
Payments/Credits	\$0.00
Balance Due	\$1,361.00



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

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

Date	Invoice
10/23/2023	32038
Account	
Ventana CDD	

Terms	Due Date	PO Number	Reference	
NET15	11/07/2023			

Billing Type	Standard			
Billing Method	Fixed Fee			
Original Downpayment	\$0.00			
Amount	\$1,360.00			
Company Name	Ventana CDD (Inframark)			
Contact Name	Rick Reidt			
Other Charges	Quantity	Price	Amount	
<u>Billable Other Charges</u>				
6-1/2" Indoor/Outdoor Speaker Pair - White	2.00	\$242.84	\$485.68	
Commercial Audio 120W 100/70V Mixer Amp with Microphone Priority	1.00	\$229.49	\$229.49	
18/2 Shielded Stranded Conductor Alarm Control Low Voltage Cable	1.00	\$94.43	\$94.43	
XLR Male to RCA Male Cable - 6 Feet - Black	1.00	\$13.47	\$13.47	
Fixed Fee			\$1,360.00	
		Total Other Charges:		\$2,183.07
Make checks payable to MHD Communications	Invoice Subtotal:		\$2,183.07	
	Sales Tax:		\$0.00	
	Invoice Total:		\$2,183.07	
	Payments:		\$0.00	
	Credits:		\$0.00	
	Balance Due:		\$2,183.07	

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

Inframark

2005 Pan Am Circle Suite 300

Tampa, FL 33607

INVOICE**5883****DATE****10/12/2023****TERMS****Net 15****DUE DATE****10/27/2023**

ACTIVITY	QTY	RATE	AMOUNT
Labor 9/16 to 10/16 2023 Cleaning following areas twice per week: Clubhouse, office, main hallway and restrooms pickup trash/debris located at mail pavilion	4	145.00	580.00
Material Toilet Paper, Paper Towels, Hand soap, trash bags	1	74.00	74.00
Fuel Surcharge Fuel surcharge has been added to this ,months invoice due to increase in cost.	1	75.00	75.00

BALANCE DUE**\$729.00**

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

Inframark

2005 Pan Am Circle Suite 300

Tampa, FL 33607

INVOICE**5884****DATE****10/12/2023****TERMS****Net 15****DUE DATE****10/27/2023**

ACTIVITY	QTY	RATE	AMOUNT
Labor	4	85.00	340.00
9/16 to 10/16 2023			
1 time per week			
service 7 dog waste cans throughout the CDD			
cost includes trash bags mutt mitts and disposal			

BALANCE DUE**\$340.00**

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
10/ 4/23	VENTANA CDD	
Billing Date	Sales Rep	Customer Account
10/04/2023	Deirdre Bonett	99212
Total Amount Due		Ad Number
\$301.50		0000309842

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/04/23	10/04/23	0000309842	Times	Legals CLS	EROSION WORKSHOP	1	2x36 L	\$297.50
10/04/23	10/04/23	0000309842	Tampabay.com	Legals CLS	EROSION WORKSHOP AffidavitMaterial	1	2x36 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
10/ 4/23	VENTANA CDD	
Billing Date	Sales Rep	Customer Account
10/04/2023	Deirdre Bonett	99212
Total Amount Due		Ad Number
\$301.50		0000309842

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

VENTANA CDD

2005 PAM AM CIRCLE #300

TAMPA, FL 33607

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

0000309842-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

} SS

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: EROSION WORKSHOP** was published in said newspaper by print in the issues of: **10/ 4/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

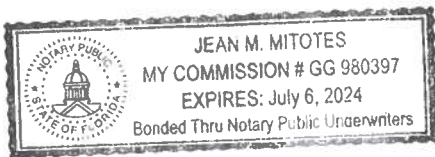

 Signature Affiant

Sworn to and subscribed before me this **10/04/2023**


 Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



NOTICE OF EROSION WORKSHOP
VENTANA COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Ventana Community Development District will hold an Erosion Workshop to address any and all business which may properly come before them related to the community erosion issues on Tuesday, October 17, 2023 at 6:00 p.m., at the Ventana CDD Clubhouse located at 11101 Ventana Groves Boulevard, Riverview, FL 33578. This workshop is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be a speaker telephone present, so that any person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The workshop may be continued in progress without additional notice to a time, date, and location stated on the record

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Management Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Rick Reidt
 District Manager

Publication Date: October 04, 2023

0000309842-1



INVOICE

INVOICE #	INVOICE DATE
TM 598466	10/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Ventana CDD

Invoice Due Date: October 31, 2023

Invoice Amount: \$1,026.32

Description	Current Amount
2" main line leak across from scrapyard	
Irrigation Repairs	\$1,026.32

Invoice Total **\$1,026.32**

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

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

Date	Invoice
10/17/2023	31997
Account	
Ventana CDD	

Terms	Due Date	PO Number	Reference	
NET15	11/01/2023	Ventana		

Project Name	#876 - AP/Switch Install
Billing Type	Standard
Billing Method	Fixed Fee
Original Deposit	\$0.00
Company Name	Ventana CDD
Contact Name	Rick Reidt

		Total Other Charges:	\$2,081.56
<p>Make checks payable to MHD Communications.</p> <p>Or pay your invoice online through the payment link in the email of which this invoice was attached.</p> <p>For ACH, please email finance@mhdit.com for the payment information.</p>	Invoice Subtotal:	\$2,081.56	
	Sales Tax:	\$0.00	
	Invoice Total:	\$2,081.56	
	Payments:	\$0.00	
	Credits:	\$0.00	
	Balance Due:	\$2,081.56	



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

Date	Invoice
10/23/2023	32043
Account	
Ventana CDD	

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

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

Terms	Due Date	PO Number	Reference	
NET15	11/07/2023			

Service Request Number	408723
Summary	Unable to connect to WiFi
Billing Method	Actual Rates
Detail	<p>Thu 10/19/2023/3:13 PM UTC-04/ Lucas Price (time)-</p> <ul style="list-style-type: none"> - I saw that Frank called back - I called him and he tested the Wifi and confirmed that he was able to reach the internet from both the guest and corp networks - Frank confirmed that they were good to go - Closing ticket <p>Thu 10/19/2023/2:49 PM UTC-04/ Lucas Price (time)- Good Afternoon Frank,</p> <p>I called and left a message for you regarding the wifi issues you reported yesterday. We were able to make a change and things should be working now. I noticed that something got patched into port 3 on the FortiGate and that is what caused the wifi to fail. If you can please contact me at our service desk when you get a chance. Thank you for your time today.</p> <p>Lucas Price MHD Communications 813-948-0202</p> <p>Wed 10/18/2023/1:23 PM UTC-04/ Lucas Price (time)-</p> <ul style="list-style-type: none"> - I reviewed the notes from Josh and started looking through FMGR - I found that the Fortigate was not connected to FMGR - I tried to connect to it's mgmt ip but that failed - I brought this up to Jake and he let me know that they were unmanaged - I worked with him to get the credentials for the fortigate - Once I had that I called Frank and we discussed what he was dealing with - He let me know that neither the corp or the guest wifi would allow him to connect to the internet - He told me that he was able to connect to the ssids but he was not able to reach the internet - He told me that he would be back over at that site tomorrow from 1:30-5pm and that we could follow up and test then - I logged into the fortigate and confirmed the policies were set to allow the traffic from those networks out - I started looking through the logs and found that traffic from the Guest vlan was being sent to the blank circuit <p>[image]</p> <ul style="list-style-type: none"> - It looks like someone patched something in to lan3 which caused sdwan to think it was a live circuit - I worked with Jake to resolve that and I will follow up with Frank again tomorrow to have him test and remove what ever was patched into that port

Tue 10/17/2023/3:24 PM UTC-04/ Justin Schmidt-
I'm trying to hook up to the Internet WiFi over here in Ventana clubhouse and it's
not going through.

Thanks
Frank Franco

Resolution

Company Name Ventana CDD (Inframark)

Contact Name Frank Franco

Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Help Desk Technician	Remote - Business Hours	1.50	150.00	\$225.00
<u>Non-Billable Services</u>				
Help Desk Technician	Remote - Business Hours	0.25	150.00	\$0.00
Total Services:				\$225.00
<p>We appreciate your business!</p> <p>MHD Communications accepts checks and all major credit cards.</p> <p>A late payment charge of 5% per month will be applied to all unpaid balances.</p>		Invoice Subtotal:	\$225.00	
		Sales Tax:	\$0.00	
		Invoice Total:	\$225.00	
		Payments:	\$0.00	
		Credits:	\$0.00	
		Balance Due:	\$225.00	

Invoice Time Detail

Invoice Number: 32043
Company: Ventana CDD (Inframark)

Charge To: Ventana CDD (Inframark) / Unable to connect to WiFi	Location: Main
---	-----------------------

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
10/17/2023	Nielsen, Josh	Service Ticket: 408723 Summary: Unable to connect to WiFi	Y	0.50	150.00	\$75.00
10/18/2023	Price, Lucas	Service Ticket: 408723 Summary: Unable to connect to WiFi - I reviewed the notes from Josh and started looking through FMGR - I found that the Fortigate was not connected to FMGR - I tried to connect to it's mgmt ip but that failed - I brought this up to Jake and he let me know that they were unmanaged - I worked with him to get the credentials for the fortigate - Once I had that I called Frank and we discussed what he was dealing with - He let me know that neither the corp or the guest wifi would allow him to connect to the internet - He told me that he was able to connect to the ssids but he was not able to reach the internet - He told me that he would be back over at that site tomorrow from 1:30-5pm and that we could follow up and test then - I logged into the fortigate and confirmed the policies were set to allow the traffic from those networks out - I started looking through the logs and found that traffic from the Guest vlan was being sent to the blank circuit [image] - It looks like someone patched something in to lan3 which caused sdwan to think it was a live circuit - I worked with Jake to resolve that and I will follow up with Frank again tomorrow to have him test and remove what ever was patched into that port	Y	1.00	150.00	\$150.00
10/19/2023	Price, Lucas	Service Ticket: 408723	NC	0.25	150.00	\$0.00

Summary:Unable to connect to WiFi

- I saw that Frank called back
- I called him and he tested the Wifi and confirmed that he was able to reach the internet from both the guest and corp networks
- Frank confirmed that they were good to go
- Closing ticket

Subtotal: \$225.00

Invoice Time Total:	Billable Hours:	1.50
	:	0.25

November 2023 Meeting

VENTANA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
CHARTER COMMUNICATIONS	0123 110123 ACH	\$182.96		INTERNET SERVICE - 11/01/23-11/30/23
FIRST CHOICE AQUATIC WEED	90249	\$826.00		WATERWAY SERVICE - DECEMBER 2023
YELLOWSTONE LANDSCAPE	TM 625840	\$16,245.92		LANDSCAPE MAINT. - DECEMBER 2023
ZEBRA CLEANING TEAM	6640	\$1,650.00		COMMERCIAL POOL SERVICE - NOVEMBER 2023
Monthly Contract Subtotal		\$18,904.88		
Variable Contract				
JUAN CARLOS REYES	JR 110823	\$200.00		SUPERVISOR FEE 11/08/23
KELLY TIMMER	KT 110823	\$200.00		SUPERVISOR FEE 11/08/23
STRALEY ROBIN VERICKER	23756	\$5,197.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 10/15/23
Variable Contract Subtotal		\$5,597.50		
Utilities				
BOCC	8430 111523 ACH	\$438.07		WATER SERVICE - 10/13/23-11/13/23
TECO	1918 110623 ACH	\$969.30		ELECTRICITY SERVICE - 10/03/23-10/31/23
TECO	4538 110623 ACH	\$87.28		ELECTRICITY SERVICE - 10/03/23-10/31/23
TECO	6013 100523 ACH	\$11,989.86		BULK BILLING - ELECTRICITY - 08/02/23-08/31/23
TECO	6013 110323 ACH	\$11,886.24	\$24,932.68	BULK BILLING - ELECTRICITY - 09/01/23-10/02/23
Utilities Subtotal		\$25,370.75		
Regular Services				
EGIS INSURANCE	20388	\$40,421.00		INSURANCE POLICY
MHD COMMUNICATIONS	32247	\$145.00		PASSWORD CHANGE
PIPER FIRE PROTECTION	144410	\$140.00		INSPECTION
SPEAREM ENTERPRISES	5893	\$90.00		LABOR - SOAP DISPENSER
SPEAREM ENTERPRISES	5907	\$704.00		LABOR - 10/16/23-11/16/23 - CLEANING / PAPER GOODS
SPEAREM ENTERPRISES	5908	\$340.00	\$1,134.00	LABOR - 10/16/23-11/16/23 - DOG WASTE
STANTEC	2153501	\$2,986.26		GENERAL CONSULTING
VENTANA CDD	10312023-1	\$8,631.98		SERIES 2018 FY23 TAX DIST ID 642 EXCESS FEES
VENTANA CDD	10312023-2	\$791.70		SERIES 2021 FY23 TAX DIST ID 642 EXCESS FEES

November 2023 Meeting

VENTANA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
VENTANA CDD	11082023-1	\$2,907.49		SERIES 2018 FY24 TAX DIST ID 644
VENTANA CDD	11082023-2	\$266.67		SERIES 2021 FY24 TAX DIST ID 644
VENTANA CDD	11172023-1	\$15,261.99		SERIES 2018 FY24 TAX DIST ID 646
VENTANA CDD	11172023-2	\$1,399.79	\$29,259.62	SERIES 2021 FY24 TAX DIST ID 646
YELLOWSTONE LANDSCAPE	TM 622502	\$6,119.82		IRRIGATION REPAIRS - 10/18/23
Regular Services Subtotal		\$80,205.70		
Additional Services				
FIRST CHOICE AQUATIC WEED	90117	\$11,340.00		POND CLEANUP - 11/08/23
YELLOWSTONE LANDSCAPE	TM 621470	\$1,720.00		PALM REMOVAL
Additional Services Subtotal		\$13,060.00		
TOTAL		\$143,138.83		

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



November 1, 2023
 Invoice Number: 2455297110123
 Account Number: 8337 12 028 2455297
 Security Code: 2302
 Service At: 11101 VENTANA GROVES BLVD
 RIVERVIEW FL 33578-9426

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at 855-252-0675

NEWS AND INFORMATION

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

Summary

*Service from 11/01/23 through 11/30/23
 details on following pages*

Previous Balance	182.96
Payments Received -Thank You!	-182.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	152.97
Spectrum Business™ Voice	29.99
Current Charges	\$182.96
YOUR AUTO PAY WILL BE PROCESSED 11/18/23	
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 11022023 NNNNNNNN 01 006011 0020

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

Received
 NOV 3 6 2023

November 1, 2023

VENTANA CDD

Invoice Number: 2455297110123
 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

November 1, 2023



Invoice Number: VENTANA CDD
2455297110123
Account Number: 8337 12 028 2455297
Security Code: 2302

Contact Us

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

8337 1200 NO RP 01 11022023 NNNNNNNN 01 006011 0020

Charge Details

Previous Balance	182.96
EFT Payment 10/18	-182.96
Remaining Balance	\$0.00

Payments received after 11/01/23 will appear on your next bill.

Service from 11/01/23 through 11/30/23

Spectrum Business™ Internet

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

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

Spectrum Business™ Voice

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

For additional call details,
please visit SpectrumBusiness.net

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

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

Billing Information

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

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

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

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

Authorization to Convert your Check to an Electronic Funds

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

The following taxes, fees and surcharges are included in the price of the applicable service - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$1.78, Florida CST \$3.17, Sales Tax \$0.03, TRS Surcharge \$0.09.

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 Spectrum Business 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



For questions or concerns, please call 1-866-519-1263.



Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Date	Invoice #
11/28/2023	90249

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	12/28/2023

Description	Amount
Monthly waterway service for 10 ponds associated with Ventana CDD	826.00

Thank you for your business.

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

Lake & Wetland Customer Service Report

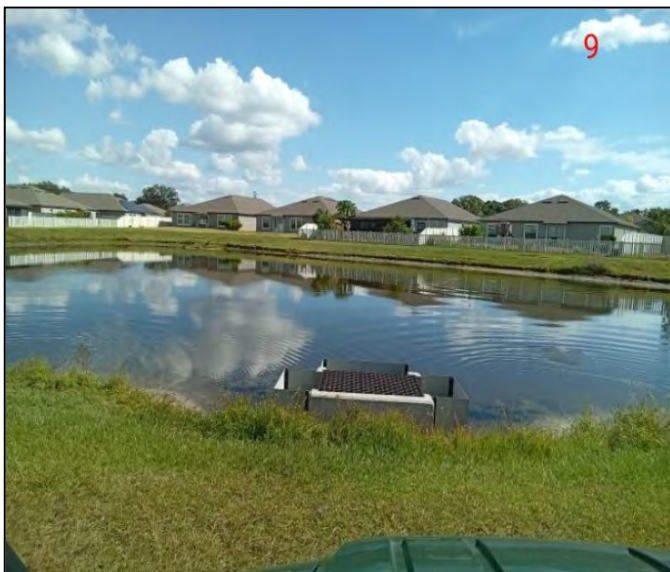
Customer Signature: _____

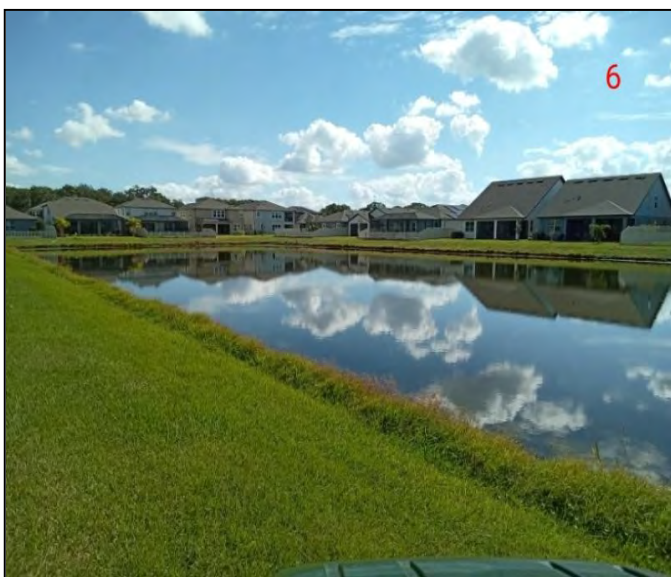
[illegible]☐ Rainy☒ Turtles

☐ Lily

☐ Soft Rush☐







Lake & Wetland Customer Service Report

Date: 11/09/2023 Time: 01:32 PM

[illegible]

WEATHER

- ☐ < 1' ☒ None ☐ ATV ☐ Boat ☐ Carp observed ☐ High ☒ Clear
☒ 1-2' ☐ Slight ☐ Airboat ☐ Truck ☐ Barrier Inspected ☐ Normal ☐ Cloudy
☐ 2-4' ☐ Visible ☐ Backpack ☒ Low ☐ Windy
☐ > 4' ☐ Rainy

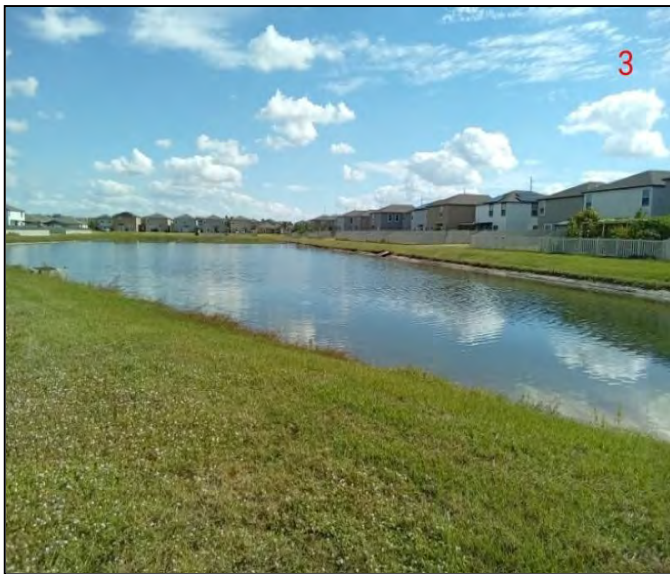
<input type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input checked="" type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> 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 ☐





INVOICE

INVOICE #	INVOICE DATE
TM 625840	12/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

Ventana CDD
c/o Breeze
1540 International Plaza
Suite 2000
Lake Mary, FL 32746

Property Name: Ventana CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 31, 2023

Invoice Amount: \$16,245.92

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

Invoice Total **\$16,245.92**

Excellence

IN COMMERCIAL LANDSCAPING

Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to jpowell@yellowstonelandscape.com if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		10/31/2023			
Quantity	Item Code	Description			Price Each	Amount
	Commerical Pool S...	Commercial Pool Service November			1,650.00	1,650.00
We appreciate your prompt payment.					Total	\$1,650.00

Ventana CDDMEETING DATE: **November 8th, 2023**

JR 110823

DMS Staff Signature 

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

Ventana CDDMEETING DATE: **November 8th, 2023**

KT 110823

DMS Staff Signature



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	Payment Amount
Kelly Timmer	<i>yes</i>	Salary Accepted	\$ 200.00
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Ademimi Olowoyo	<i>yes</i>	Salary Waived	\$0.00
Mary Jo Alford-Roberson		Salary Waived	\$ 0.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

November 02, 2023

Client: 001470

Matter: 000001

Invoice #: 23756

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
9/22/2023	MB	REVIEW CORRESPONDENCE FROM DISTRICT MANAGER REGARDING HILLSBOROUGH COUNTY CODE VIOLATION; ANALYZE HILLSBOROUGH COUNTY CODE VIOLATION CORRESPONDENCE TO DISTRICT; ANALYZE CORRESPONDENCE FROM FOR YELLOWSTONE REGARDING A FENCE LINE CLEAN UP; ANALYZE SPECIAL WARRANTY DEED FROM VENTANA HOLDINGS, LLC TO DISTRICT; ANALYZE CORRESPONDENCE FROM DISTRICT MANAGER REGARDING PICKLE BALL COURT SIGNAGE; CORRESPONDENCE TO DISTRICT MANAGER REGARDING PICKLE BALL COURT SIGNAGE; ANALYZE VENTANA GROVES PHASE 3 AND CONE GROVE ROAD PLAT BOOK.	1.7	\$552.50
9/25/2023	LB	REVIEW STATUS OF AUDIT FOR FISCAL YEAR ENDED SEPTEMBER 30, 2022.	0.2	\$35.00
9/26/2023	MB	REVIEW CORRESPONDENCE FROM BOARD OF SUPERVISORS CHAIR REGARDING DISTRICT AMENITIES; CORRESPONDENCE TO BOARD OF SUPERVISORS CHAIR REGARDING DISTRICT AMENITIES; CONFERENCE CALL WITH DISTRICT BOARD OF SUPERVISORS REGARDING DISTRICT AMENITIES; ANALYZE CORRESPONDENCE FROM DISTRICT MANAGER REGARDING DISTRICT LANDSCAPE BID; ANALYZE DISTRICT BOUNDARY MAP; ANALYZE DISTRICT LANDSCAPE MAP; PREPARE DRAFT LANDSCAPE BID PROPOSAL PACKAGE.	3.6	\$1,170.00
9/28/2023	MB	CONFERENCE CALL WITH DISTRICT MANAGER REGARDING LANDSCAPE BID PROCESS.	0.2	\$65.00

November 02, 2023

Client: 001470

Matter: 000001

Invoice #: 23756

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
9/29/2023	MB	REVIEW CORRESPONDENCE FROM DISTRICT MANAGER; ANALYZE DISTRICT AD FOR EROSION WORKSHOP; PREPARE REVISIONS TO DISTRICT EROSION WORKSHOP AD; ANALYZE DISTRICT LANDSCAPE BID PACKAGE; CORRESPONDENCE TO DISTRICT MANAGER REGARDING EROSION WORKSHOP AD AND DISTRICT LANDSCAPE BID PACKAGE.	0.9	\$292.50
10/3/2023	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	1.1	\$412.50
10/3/2023	MS	RECEIVE, REVIEW AND PROCESS FY2022 AUDIT REQUEST LETTER; PREPARE AUDIT RESPONSE LETTER FOR FY2022.	0.6	\$105.00
10/5/2023	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	1.2	\$450.00
10/5/2023	MS	FINALIZE AND TRANSMIT RESPONSE LETTER FOR FY 2022 AUDIT.	0.2	\$35.00
10/9/2023	MB	REVIEW FILE CORRESPONDENCE; CORRESPONDENCE TO DISTRICT MANAGEMENT REGARDING DISTRICT CONTRACT.	0.3	\$97.50
10/10/2023	MB	REVIEW CORRESPONDENCE FROM DISTRICT MANAGEMENT; ANALYZE DISTRICT MANAGEMENT SERVICE CONTRACT; ANALYZE FILE CORRESPONDENCE.	0.3	\$97.50
10/10/2023	MB	REVIEW DISTRICT BOARD MEETING AGENDA; ANALYZE PICKLE BALL COURT SCREEING PROPOSAL; ANALYZE MEMORANDUM REGARDING WATER TABLE 10.	0.6	\$195.00
10/11/2023	KCH	REVIEW DISTRICT'S CONTRACT WITH INFRAMARK.	1.0	\$325.00
10/11/2023	MB	PREPARATION FOR AND ATTENDANCE AT DISTRICT BOARD MEETING.	2.4	\$780.00
10/12/2023	MB	REVIEW CORRESPONDENCE FROM DISTRICT MANAGER REGARDING DISTRICT POND CLEAN-UP; ANALYZE CORRESPONDENCE FROM DISTRICT ENGINEER; ANALYZE ENGINEER REPORT REGARDING EROSION; ANALYZE FILE CORRESPONDENCE; CONFERENCE CALL WITH DISTRICT MANAGER REGARDING DISTRICT AMENITY RENTAL RULES.	1.8	\$585.00
Total Professional Services			16.1	\$5,197.50

November 02, 2023
Client: 001470
Matter: 000001
Invoice #: 23756

Page: 3

Total Services	\$5,197.50	
Total Disbursements	\$0.00	
Total Current Charges		\$5,197.50
Previous Balance		\$2,880.00
PAY THIS AMOUNT		\$8,077.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23600	October 04, 2023	\$2,880.00	\$0.00	\$0.00	\$0.00	\$8,077.50
Total Remaining Balance Due						\$8,077.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$8,077.50	\$0.00	\$0.00	\$0.00



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
VENTANA CDD	6511068430	11/15/2023	12/06/2023

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	10/13/2023	12172	11/13/2023	12440	26800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$80.94
Water Base Charge	\$42.00
Water Usage Charge	\$40.77
Sewer Base Charge	\$105.52
Sewer Usage Charge	\$163.21

Summary of Account Charges

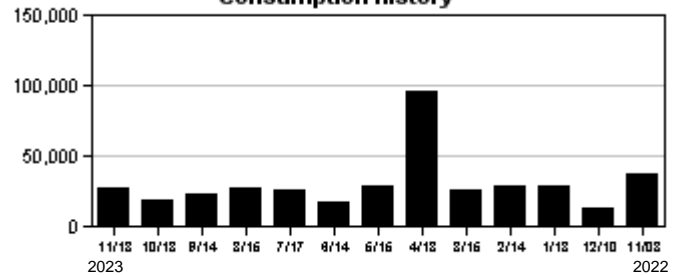
Previous Balance	\$316.07
Net Payments - Thank You	\$-316.07
Total Account Charges	\$438.07

AMOUNT DUE	\$438.07
-------------------	-----------------

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

2,371 8

DUE DATE	12/06/2023
AMOUNT DUE	\$438.07
AMOUNT PAID	

0065110684308 00000438077



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

Statement Date: November 06, 2023

Amount Due: \$969.30

Due Date: November 27, 2023

Account #: 221008861918

DO NOT PAY. Your account will be drafted on November 27, 2023

Account Summary

Current Service Period: October 03, 2023 - October 31, 2023

Previous Amount Due	\$969.30
Payment(s) Received Since Last Statement	-\$969.30

Current Month's Charges	\$969.30
--------------------------------	-----------------

Amount Due by November 27, 2023	\$969.30
--	-----------------

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



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.

For more safety tips, visit
TampaElectric.com/PowerLineSafety

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.



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.

Account #: 221008861918

Due Date: November 27, 2023

Amount Due: \$969.30

Payment Amount: \$ _____

682248082855

Your account will be
drafted on November 27, 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:
10009 SYMMES RD
PH 4, RIVERVIEW, FL 33578-9429

Account #: 221008861918
Statement Date: November 06, 2023
Charges Due: November 27, 2023

Service Period: Oct 03, 2023 - Oct 31, 2023

Rate Schedule: Lighting Service

Charge Details

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 Sept. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



Electric Charges

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

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

Lighting Charges

\$969.30

Total Current Month's Charges

\$969.30

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**

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: November 06, 2023

Amount Due: \$87.28

Due Date: November 27, 2023

Account #: 211028204538

DO NOT PAY. Your account will be drafted on November 27, 2023

Account Summary

Current Service Period: October 03, 2023 - October 31, 2023

Previous Amount Due \$102.45

Payment(s) Received Since Last Statement -\$102.45

Current Month's Charges **\$87.28**

Amount Due by November 27, 2023 **\$87.28**

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



Your average daily kWh used was **12.5% lower** than it was in your previous period.



Scan here to view your account online.

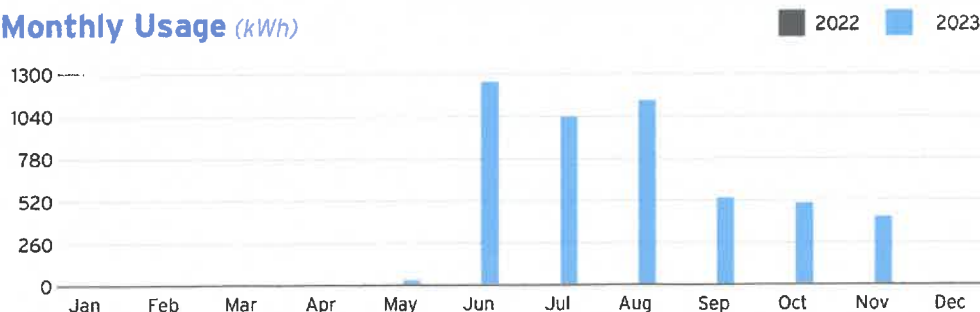


**DOWNED IS
DANGEROUS!**

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

For more safety tips, visit
TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)



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

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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.

Received

NOV 10 2023

Account #: 211028204538

Due Date: November 27, 2023

Amount Due: \$87.28

Payment Amount: \$ _____

642742093440

Your account will be
drafted on November 27, 2023

00003642 FTECO111062323111410 00000 03 01000000 18145 004

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 211028204538
Statement Date: November 06, 2023
Charges Due: November 27, 2023

Meter Read

Service Period: Oct 03, 2023 - Oct 31, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000288027	10/31/2023	4,913		4,494		419 kWh	1	29 Days

Charge Details



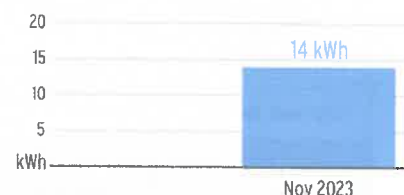
Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	419 kWh @ \$0.07990/kWh	\$33.48
Fuel Charge	419 kWh @ \$0.05239/kWh	\$21.95
Storm Protection Charge	419 kWh @ \$0.00400/kWh	\$1.68
Clean Energy Transition Mechanism	419 kWh @ \$0.00427/kWh	\$1.79
Storm Surcharge	419 kWh @ \$0.01061/kWh	\$4.45
Florida Gross Receipt Tax		\$2.18

Electric Service Cost

\$87.28

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges

\$87.28

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Ways To Pay Your Bill



Bank Draft

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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**

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

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Hearing Impaired/TTY:

7-1-1

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**VENTANA COMMUNITY DEVELOPMENT
DISTRICT**

11411 FERN HILL DR, WELL/PMP
RIVERVIEW, FL 33578

Statement Date: October 05, 2023

Amount Due: \$11,989.86

Due Date: October 19, 2023

Account #: 321000026013

DO NOT PAY. Your account will be drafted on October 19, 2023

Account Summary

Previous Amount Due	\$12,114.49
Payment(s) Received Since Last Statement	-\$12,114.49
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$11,989.86

Amount Due by October 19, 2023 \$11,989.86

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

**7,155
KWH**



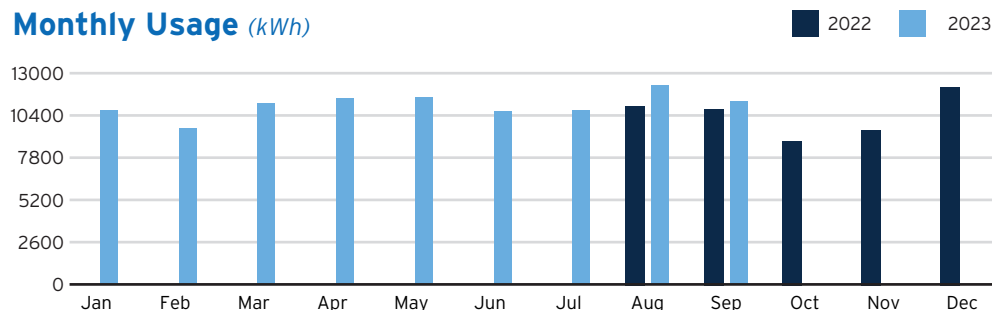
10370 SYMMES RD,
RIVERVIEW, FL 33578

**2,797
KWH**



Scan here to interact
with your bill online.

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: October 19, 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: \$11,989.86

Payment Amount: \$ _____

700125003170

Your account will be
drafted on October 19, 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: 10370 SYMMES RD, RIVERVIEW, FL 33578

Sub-Account Number: 221007554076

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000605340	08/31/2023	47,368		44,571		2,797 kWh	1	30 Days	\$456.74
									 7.6%

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	08/31/2023	24,014		22,727		1,287 kWh	1	30 Days	\$222.64
									 24.4%

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

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

Sub-Account Number: 221007860432

Amount: \$565.73

Continued on next page →

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Tampa, FL 33631-3318
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All Other Correspondences:
Tampa Electric
P.O. Box 111
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Phone:

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

Sub-Account Number: 221007884853

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000566744	08/31/2023	64,316		64,303		13 kWh	1	30 Days	\$25.10
									 0.0%

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	08/31/2023	36,211		29,056		7,155 kWh	1	30 Days	\$752.10
1000813331	08/31/2023	15.08		0		15.08 kW	1	30 Days	 4.9%

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

\$11,989.86



Sub-Account #: 221007554076
Statement Date: 10/02/2023

Service Address: 10370 SYMMES RD, RIVERVIEW, FL 33578

Meter Read


Meter Location: IRR

Service Period: 08/02/2023 - 08/31/2023

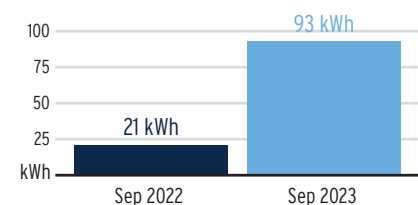
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605340	08/31/2023	47,368		44,571		2,797 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
	Energy Charge	2,797 kWh @ \$0.07990/kWh	\$223.48
	Fuel Charge	2,797 kWh @ \$0.05239/kWh	\$146.53
	Storm Protection Charge	2,797 kWh @ \$0.00400/kWh	\$11.19
	Clean Energy Transition Mechanism	2,797 kWh @ \$0.00427/kWh	\$11.94
	Storm Surcharge	2,797 kWh @ \$0.01061/kWh	\$29.68
	Florida Gross Receipt Tax		\$11.42
	Electric Service Cost		\$456.74

Avg kWh Used Per Day



Current Month's Electric Charges

\$456.74

Billing information continues on next page →



Sub-Account #: 221007754494
Statement Date: 10/02/2023

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


Meter Read

Service Period: 08/02/2023 - 08/31/2023

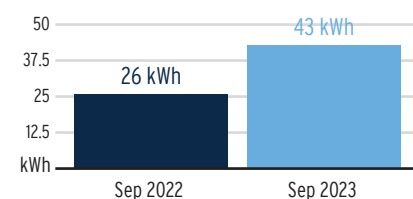
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605350	08/31/2023	24,014		22,727		1,287 kWh	1	30 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	1,287 kWh @ \$0.07990/kWh		\$102.83
Fuel Charge	1,287 kWh @ \$0.05239/kWh		\$67.43
Storm Protection Charge	1,287 kWh @ \$0.00400/kWh		\$5.15
Clean Energy Transition Mechanism	1,287 kWh @ \$0.00427/kWh		\$5.50
Storm Surcharge	1,287 kWh @ \$0.01061/kWh		\$13.66
Florida Gross Receipt Tax			\$5.57
Electric Service Cost			\$222.64

Avg kWh Used Per Day



Current Month's Electric Charges

\$222.64

Billing information continues on next page →



Sub-Account #: 221007762638
Statement Date: 10/02/2023

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

Service Period: 08/02/2023 - 08/31/2023

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: 10/02/2023

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

Service Period: 08/02/2023 - 08/31/2023

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

Billing information continues on next page →



Sub-Account #: 221007860432
Statement Date: 10/02/2023

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

Service Period: 08/02/2023 - 08/31/2023

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: 10/02/2023

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

Meter Read


Meter Location: IRRIGATION

Service Period: 08/02/2023 - 08/31/2023

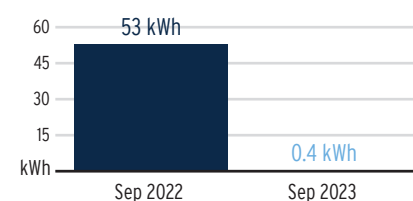
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000566744	08/31/2023	64,316		64,303		13 kWh	1	30 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	13 kWh @ \$0.07990/kWh		\$1.04
Fuel Charge	13 kWh @ \$0.05239/kWh		\$0.68
Storm Protection Charge	13 kWh @ \$0.00400/kWh		\$0.05
Clean Energy Transition Mechanism	13 kWh @ \$0.00427/kWh		\$0.06
Storm Surcharge	13 kWh @ \$0.01061/kWh		\$0.14
Florida Gross Receipt Tax			\$0.63
Electric Service Cost			\$25.10

Avg kWh Used Per Day



Current Month's Electric Charges

\$25.10

Billing information continues on next page →



Sub-Account #: 221007934898
Statement Date: 10/02/2023

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

Meter Read

Meter Location: CLUB HOUSE

Service Period: 08/02/2023 - 08/31/2023

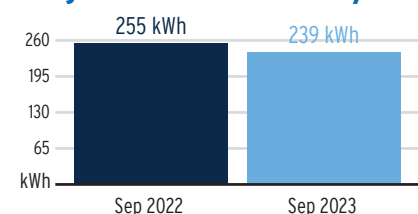
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813331	08/31/2023	36,211		29,056		7,155 kWh	1	30 Days
1000813331	08/31/2023	15.08		0		15.08 kW	1	30 Days

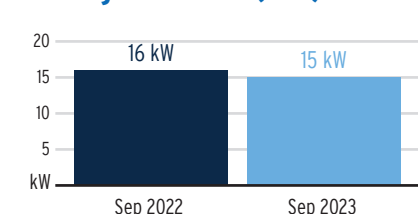
Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$1.08000	\$32.40
Billing Demand Charge	15 kW @ \$14.13000/kW	\$211.95
Energy Charge	7,155 kWh @ \$0.00736/kWh	\$52.66
Fuel Charge	7,155 kWh @ \$0.05239/kWh	\$374.85
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	7,155 kWh @ \$0.00084/kWh	\$6.01
Clean Energy Transition Mechanism	15 kW @ \$1.12000/kW	\$16.80
Storm Surcharge	7,155 kWh @ \$0.00238/kWh	\$17.03
Florida Gross Receipt Tax		\$18.80
Electric Service Cost		\$752.10

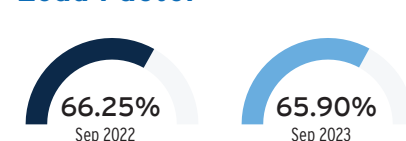
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Current Month's Electric Charges

\$752.10

Billing information continues on next page →



Sub-Account #: 221008001598
Statement Date: 10/02/2023

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

Service Period: 08/02/2023 - 08/31/2023

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: 10/02/2023

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

Service Period: 08/02/2023 - 08/31/2023

Rate Schedule: Lighting Service

Charge Details



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: 10/02/2023

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

Service Period: 08/02/2023 - 08/31/2023

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**

Current Month's Electric Charges

\$2,077.09

Total Current Month's Charges

\$11,989.86

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.



**VENTANA COMMUNITY DEVELOPMENT
DISTRICT**

11411 FERN HILL DR, WELL/PMP
RIVERVIEW, FL 33578

Statement Date: November 03, 2023

Amount Due: \$11,886.24

Due Date: November 17, 2023

Account #: 321000026013

DO NOT PAY. Your account will be drafted on November 17, 2023

Account Summary

Previous Amount Due	\$11,989.86
Payment(s) Received Since Last Statement	-\$11,989.86
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$11,886.24

Amount Due by November 17, 2023 \$11,886.24

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

**7,747
KWH**



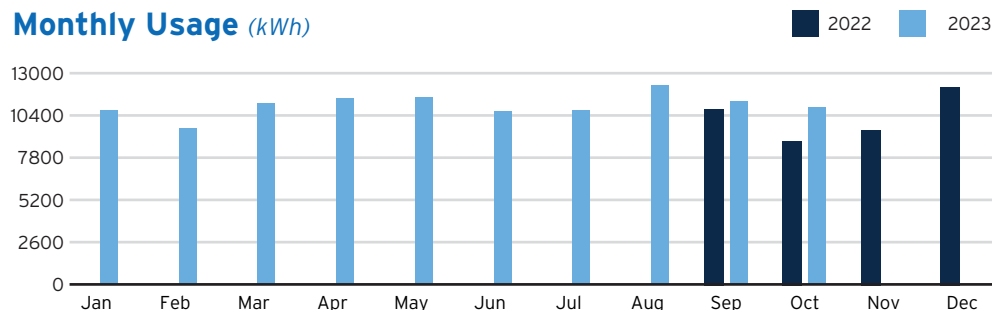
11114 FERN HILL DR,
GATE, RIVERVIEW, FL
33578

**2,699
KWH**



Scan here to interact
with your bill online.

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: November 17, 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: \$11,886.24

Payment Amount: \$ _____

700250002775

Your account will be
drafted on November 17, 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: 10370 SYMMES RD, RIVERVIEW, FL 33578

Sub-Account Number: 221007554076

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000605340	10/02/2023	47,794		47,368		426 kWh	1	32 Days	\$90.67
									 84.8%

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	10/02/2023	26,713		24,014		2,699 kWh	1	32 Days	\$443.09
									 109.7%

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

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

Sub-Account Number: 221007860432

Amount: \$565.73

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

Sub-Account Number: 221007884853

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000566744	10/02/2023	64,329		64,316		13 kWh	1	32 Days	\$26.64
									 0.0%

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	10/02/2023	43,958		36,211		7,747 kWh	1	32 Days	\$792.56
1000813331	10/02/2023	15.36		0		15.36 kW	1	32 Days	 8.3%

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

\$11,886.24



Sub-Account #: 221007554076
Statement Date: 10/31/2023

Service Address: 10370 SYMMES RD, RIVERVIEW, FL 33578

Meter Read


Meter Location: IRR

Service Period: 09/01/2023 - 10/02/2023

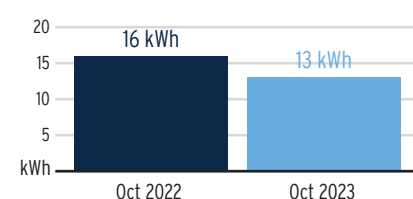
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605340	10/02/2023	47,794		47,368		426 kWh	1	32 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	32 days @ \$0.75000		\$24.00
Energy Charge	426 kWh @ \$0.07990/kWh		\$34.04
Fuel Charge	426 kWh @ \$0.05239/kWh		\$22.32
Storm Protection Charge	426 kWh @ \$0.00400/kWh		\$1.70
Clean Energy Transition Mechanism	426 kWh @ \$0.00427/kWh		\$1.82
Storm Surcharge	426 kWh @ \$0.01061/kWh		\$4.52
Florida Gross Receipt Tax			\$2.27
Electric Service Cost			\$90.67

Avg kWh Used Per Day



Current Month's Electric Charges

\$90.67

Billing information continues on next page →



Sub-Account #: 221007754494
Statement Date: 10/31/2023

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


Meter Read

Service Period: 09/01/2023 - 10/02/2023

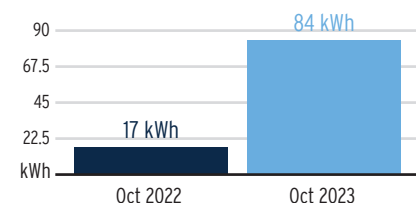
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605350	10/02/2023	26,713		24,014		2,699 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	2,699 kWh @ \$0.07990/kWh	\$215.65
Fuel Charge	2,699 kWh @ \$0.05239/kWh	\$141.40
Storm Protection Charge	2,699 kWh @ \$0.00400/kWh	\$10.80
Clean Energy Transition Mechanism	2,699 kWh @ \$0.00427/kWh	\$11.52
Storm Surcharge	2,699 kWh @ \$0.01061/kWh	\$28.64
Florida Gross Receipt Tax		\$11.08
Electric Service Cost		\$443.09

Avg kWh Used Per Day



Current Month's Electric Charges

\$443.09

Billing information continues on next page →



Sub-Account #: 221007762638
Statement Date: 10/31/2023

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

Service Period: 09/01/2023 - 10/02/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	1406 kWh @ \$0.03511/kWh	\$49.36
Fixture & Maintenance Charge	74 Fixtures	\$1207.68
Lighting Pole / Wire	74 Poles	\$2056.46
Lighting Fuel Charge	1406 kWh @ \$0.05169/kWh	\$72.68
Storm Protection Charge	1406 kWh @ \$0.01466/kWh	\$20.61
Clean Energy Transition Mechanism	1406 kWh @ \$0.00036/kWh	\$0.51
Storm Surcharge	1406 kWh @ \$0.00326/kWh	\$4.58
Florida Gross Receipt Tax		\$3.79

Lighting Charges

\$3,415.67

Current Month's Electric Charges

\$3,415.67

Billing information continues on next page →



Sub-Account #: 221007764683
Statement Date: 10/31/2023

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

Service Period: 09/01/2023 - 10/02/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	513 kWh @ \$0.03511/kWh	\$18.01
Fixture & Maintenance Charge	27 Fixtures	\$440.64
Lighting Pole / Wire	27 Poles	\$750.33
Lighting Fuel Charge	513 kWh @ \$0.05169/kWh	\$26.52
Storm Protection Charge	513 kWh @ \$0.01466/kWh	\$7.52
Clean Energy Transition Mechanism	513 kWh @ \$0.00036/kWh	\$0.18
Storm Surcharge	513 kWh @ \$0.00326/kWh	\$1.67
Florida Gross Receipt Tax		\$1.38
Franchise Fee		\$81.63
Municipal Public Service Tax		\$3.52

Lighting Charges **\$1,331.40**

Current Month's Electric Charges

\$1,331.40

Billing information continues on next page →



Sub-Account #: 221007860432
Statement Date: 10/31/2023

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

Service Period: 09/01/2023 - 10/02/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	297 kWh @ \$0.03511/kWh	\$10.43
Fixture & Maintenance Charge	11 Fixtures	\$228.03
Lighting Pole / Wire	11 Poles	\$305.69
Lighting Fuel Charge	297 kWh @ \$0.05169/kWh	\$15.35
Storm Protection Charge	297 kWh @ \$0.01466/kWh	\$4.35
Clean Energy Transition Mechanism	297 kWh @ \$0.00036/kWh	\$0.11
Storm Surcharge	297 kWh @ \$0.00326/kWh	\$0.97
Florida Gross Receipt Tax		\$0.80

Lighting Charges

\$565.73

Current Month's Electric Charges

\$565.73

Billing information continues on next page →



Sub-Account #: 221007884853
Statement Date: 10/31/2023

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

Meter Read


Meter Location: IRRIGATION

Service Period: 09/01/2023 - 10/02/2023

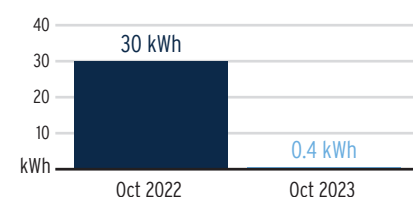
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000566744	10/02/2023	64,329		64,316		13 kWh	1	32 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00	
Energy Charge	13 kWh @ \$0.07990/kWh	\$1.04	
Fuel Charge	13 kWh @ \$0.05239/kWh	\$0.68	
Storm Protection Charge	13 kWh @ \$0.00400/kWh	\$0.05	
Clean Energy Transition Mechanism	13 kWh @ \$0.00427/kWh	\$0.06	
Storm Surcharge	13 kWh @ \$0.01061/kWh	\$0.14	
Florida Gross Receipt Tax		\$0.67	
Electric Service Cost		\$26.64	

Avg kWh Used Per Day



Current Month's Electric Charges

\$26.64

Billing information continues on next page →



Sub-Account #: 221007934898
Statement Date: 10/31/2023

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

Meter Read

Meter Location: CLUB HOUSE

Service Period: 09/01/2023 - 10/02/2023

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813331	10/02/2023	43,958		36,211		7,747 kWh	1	32 Days
1000813331	10/02/2023	15.36		0		15.36 kW	1	32 Days

Charge Details

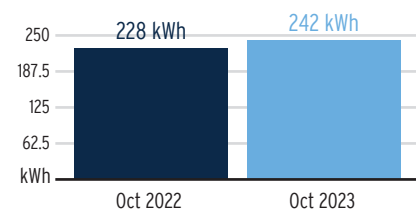
Electric Charges		
Daily Basic Service Charge	32 days @ \$1.08000	\$34.56
Billing Demand Charge	15 kW @ \$14.13000/kW	\$211.95
Energy Charge	7,747 kWh @ \$0.00736/kWh	\$57.02
Fuel Charge	7,747 kWh @ \$0.05239/kWh	\$405.87
Capacity Charge	15 kW @ -\$0.06000/kW	-\$0.90
Storm Protection Charge	15 kW @ \$0.62000/kW	\$9.30
Energy Conservation Charge	15 kW @ \$0.88000/kW	\$13.20
Environmental Cost Recovery	7,747 kWh @ \$0.00084/kWh	\$6.51
Clean Energy Transition Mechanism	15 kW @ \$1.12000/kW	\$16.80
Storm Surcharge	7,747 kWh @ \$0.00238/kWh	\$18.44
Florida Gross Receipt Tax		\$19.81
Electric Service Cost		\$792.56

Current Month's Electric Charges

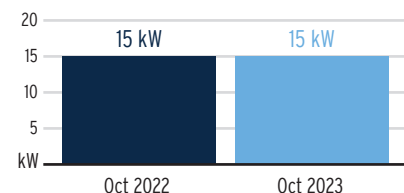
\$792.56

Billing information continues on next page →

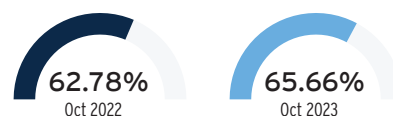
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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



Sub-Account #: 221008001598
Statement Date: 10/31/2023

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

Service Period: 09/01/2023 - 10/02/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	544 kWh @ \$0.03511/kWh	\$19.10
Fixture & Maintenance Charge	34 Fixtures	\$313.82
Lighting Pole / Wire	34 Poles	\$1095.82
Lighting Fuel Charge	544 kWh @ \$0.05169/kWh	\$28.12
Storm Protection Charge	544 kWh @ \$0.01466/kWh	\$7.98
Clean Energy Transition Mechanism	544 kWh @ \$0.00036/kWh	\$0.20
Storm Surcharge	544 kWh @ \$0.00326/kWh	\$1.77
Florida Gross Receipt Tax		\$1.47

Lighting Charges

\$1,468.28

Current Month's Electric Charges

\$1,468.28

Billing information continues on next page →



Sub-Account #: 221008025530
Statement Date: 10/31/2023

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

Service Period: 09/01/2023 - 10/02/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	670 kWh @ \$0.03511/kWh	\$23.52
Fixture & Maintenance Charge	37 Fixtures	\$525.85
Lighting Pole / Wire	37 Poles	\$1077.07
Lighting Fuel Charge	670 kWh @ \$0.05169/kWh	\$34.63
Storm Protection Charge	670 kWh @ \$0.01466/kWh	\$9.82
Clean Energy Transition Mechanism	670 kWh @ \$0.00036/kWh	\$0.24
Storm Surcharge	670 kWh @ \$0.00326/kWh	\$2.18
Florida Gross Receipt Tax		\$1.80

Lighting Charges

\$1,675.11

Current Month's Electric Charges

\$1,675.11

Billing information continues on next page →



Sub-Account #: 221008040141
Statement Date: 10/31/2023

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

Service Period: 09/01/2023 - 10/02/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	855 kWh @ \$0.03511/kWh	\$30.02
Fixture & Maintenance Charge	45 Fixtures	\$734.40
Lighting Pole / Wire	45 Poles	\$1250.55
Lighting Fuel Charge	855 kWh @ \$0.05169/kWh	\$44.19
Storm Protection Charge	855 kWh @ \$0.01466/kWh	\$12.53
Clean Energy Transition Mechanism	855 kWh @ \$0.00036/kWh	\$0.31
Storm Surcharge	855 kWh @ \$0.00326/kWh	\$2.79
Florida Gross Receipt Tax		\$2.30

Lighting Charges **\$2,077.09**

Current Month's Electric Charges

\$2,077.09

Total Current Month's Charges

\$11,886.24

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

INVOICE



Ventana Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Customer	Ventana Community Development District
Acct #	770
Date	09/29/2023
Customer Service	Charisse Bitner
Page	1 of 1

Payment Information	
Invoice Summary	\$ 40,421.00
Payment Amount	
Payment for:	Invoice#20388
100123328	

Thank You

Please detach and return with payment



Customer: Ventana Community Development District

Invoice	Effective	Transaction	Description	Amount
20388	10/01/2023	Renew policy	Policy #100123328 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/29/2023	40,421.00
				Total
				\$ 40,421.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

scclimer@egisadvisors.com

09/29/2023



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

Date	Invoice
11/06/2023	32247
Account	
Ventana CDD	

Bill To:
Ventana CDD (Inframark) Attn: Accounts Payable 11101 Ventana Grove Blvd Riverview , FL 33578 United States

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

Terms	Due Date	PO Number	Reference	
NET15	11/21/2023			

Service Request Number	411480
Summary	Quarterly password change
Billing Method	Actual Rates
Detail	<p>Mon 11/6/2023/10:34 AM UTC-05/ Chris Boyer (time)- Completed setting up the recurring schedule. Worked with Liz to determine what date this should be set for in the future. Got the schedule setup up. This will automatically generate on the 4th Thursday every 3 months.</p> <p>This is completed.</p> <p>Fri 11/3/2023/8:36 AM UTC-04/ Lucas Price (time)- - I called Rick again and he answered - I explained the request and he let me know that this was approved but it should only be for cycling the Guest network password - I told him that was all I needed and that we were good to go</p> <p>Tue 10/31/2023/10:02 AM UTC-04/ Lucas Price (time)- Good Morning Rick,</p> <p>We received a request from Frank Franco to set up a recurring ticket for us to rotate the wifi passwords at the Ventana Clubhouse every quarter. I just wanted to check in with you for approval before we move forward with setting up the recurring ticket. Thank you for your time today.</p> <p>Lucas Price MHD Communications 813-948-0202</p> <p>Fri 10/27/2023/1:40 PM UTC-04/ Lucas Price (time)- - I called Frank and he told me that they wanted to go ahead and cycle the passwords for both of their networks quarterly - He asked how we would go about that - I told him that we should be able to set up a recurring ticket to cycle the passwords every quarter then we can send it over to them - Frank agreed to that - He told me that they wanted to cycle the passwords for both networks - I logged in and changed the passwords - I sent them over to Frank via encrypted email - I updated IT Glue with the new passwords - I will follow up and see if we can get a recurring ticket created to make these changes - Frank also asked about a way to get notifications from the camera system on his desktop</p>

	<p>- I told him that I would need to speak some of the guys that work with ACS</p> <p>Fri 10/27/2023/11:53 AM UTC-04/ Lucas Price (time)-</p> <p>- I reviewed this ticket and saw that we did not have them in FMGR</p> <p>- I was able to access the FortiGate there find the wifi networks</p> <p>- I will follow up with Frank later today</p> <p>Thu 10/26/2023/2:51 PM UTC-04/ Frank Franco</p> <p>This email comes from outside the organization. Do not click links or open attachments unless it is an email you expected to receive.</p> <p>Good Afternoon</p> <p>I am hoping that a tech can reach out to me and help with the password resetting for the WIFI system that we had installed at the Ventana Groves Clubhouse.</p> <p>My telephone number is 813-440-7312</p> <p>Thank you in advance for your help</p> <p>Frank Franco Property Manager Ventana Groves</p>			
Resolution	<p>Mon 11/6/2023/10:34 AM UTC-05/ Chris Boyer (time)-</p> <p>Completed setting up the recurring schedule.</p> <p>Worked with Liz to determine what date this should be set for in the future.</p> <p>Got the schedule setup up. This will automatically generate on the 4th Thursday every 3 months.</p> <p>This is completed.</p>			
Company Name	Ventana CDD (Inframark)			
Contact Name	Rick Reidt			
Services	Work Type	Hours	Rate	Amount
Billable Services				
Network Engineer	Remote - Business Hours	1.00	145.00	\$145.00
Total Services:				\$145.00
<p>We appreciate your business!</p> <p>MHD Communications accepts checks and all major credit cards.</p> <p>A late payment charge of 5% per month will be applied to all unpaid balances.</p>		Invoice Subtotal:	\$145.00	
		Sales Tax:	\$0.00	
		Invoice Total:	\$145.00	
		Payments:	\$0.00	
		Credits:	\$0.00	
		Balance Due:	\$145.00	

Invoice Time Detail

Invoice Number: 32247
Company: Ventana CDD (Inframark)

Charge To: Ventana CDD (Inframark) / Quarterly password change Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
10/27/2023	Price, Lucas	Service Ticket: 411480 Summary: Quarterly password change - I reviewed this ticket and saw that we did not have them in FMGR - I was able to access the FortiGate there find the wifi networks - I will follow up with Frank later today	Y	0.25	145.00	\$36.25
10/27/2023	Price, Lucas	Service Ticket: 411480 Summary: Quarterly password change - I called Frank and he told me that they wanted to go ahead and cycle the passwords for both of their networks quarterly - He asked how we would go about that - I told him that we should be able to set up a recurring ticket to cycle the passwords every quarter then we can send it over to them - Frank agreed to that - He told me that they wanted to cycle the passwords for both networks - I logged in and changed the passwords - I sent them over to Frank via encrypted email - I updated IT Glue with the new passwords - I will follow up and see if we can get a recurring ticket created to make these changes - Frank also asked about a way to get notifications from the camera system on his desktop - I told him that I would need to speak some of the guys that work with ACS	Y	0.75	145.00	\$108.75

Subtotal: \$145.00**Invoice Time Total:****Billable Hours:****1.00**

Received

NOV 13 2023



13075 US Highway 19 N
Clearwater, FL 33764
Phone: 727-581-9339

Invoice

Date: 10/30/2023
Invoice No.: 144410

Bill to: Ventana CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Service at: Avelar Creek
10125 Holland Rd.
Riverview, FL 33569

Customer ID: 17456

Location ID: I-13883 AVELARCREEK

Description: Work Order 188293 CLW Em/Ex Light Insp

Reference: Work Order 188293

Terms: NET30

PO Number:

Item	Description	Quantity	Unit Price	Amount
Agreement				
	CLW Exit/Em Light Insp Annual	1.00	0.00	0.00
		Agreement Subtotal		0.00
Labor				
	Inspection	0.25	0.00	0.00
		Labor Subtotal		0.00
Parts				
	3-EM/EXIT Emer/Exit Light Insp	8.00	9.25	74.00
	3-NICAD Battery Nicad	1.00	66.00	66.00
		Parts Subtotal		140.00

Pay online at www.piperfire.com

Subtotal:	140.00
Sales Tax:	0.00
TOTAL DUE:	140.00

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 5893
DATE 11/02/2023
TERMS Net 15
DUE DATE 11/17/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor provide and install 2 automatic soap dispensers in the men's bathroom	2	45.00	90.00

Thank You! We Appreciate Your Business.

BALANCE DUE

\$90.00

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

Inframark

2005 Pan Am Circle Suite 300

Tampa, FL 33607

INVOICE

5907

DATE

11/17/2023

TERMS

Net 15

DUE DATE

12/02/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 10/16 to 11/16 2023 Cleaning following areas twice per week: Clubhouse, office, main hallway and restrooms including all trash cans in and around the clubhouse pickup trash/debris and dump trash can located at mail pavilion	4	145.00	580.00
Material Toilet Paper, Paper Towels, Hand soap, trash bags	1	74.00	74.00
Fuel Surcharge Fuel surcharge has been added to this ,months invoice due to increase in cost.	1	50.00	50.00

BALANCE DUE

\$704.00

Spearem Enterprises, LLC

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

**INVOICE**

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

INVOICE 5908
DATE 11/17/2023
TERMS Net 15
DUE DATE 12/02/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 10/16 to 11/16 2023 1 time per week service 7 dog waste cans throughout the CDD cost includes trash bags mutt mitts and disposal	4	85.00	340.00

BALANCE DUE

\$340.00



INVOICE

Page 1 of 1

Invoice Number	2153501
Invoice Date	October 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	September 29, 2023
	Current Invoice Total (USD)	2,986.25		

Updated community mapping, follow-up regarding ditch slope erosion repairs, discussions with Chair, and prepared for and attended September CDD meeting.

Top Task	2024	2024 FY General Consulting
-----------------	-------------	-----------------------------------

Professional Services

Category/Employee		Current Hours	Rate	Current Amount
	Nurse, Vanessa M	12.25	152.00	1,862.00
	Henke, Emily Kirsten	0.50	168.00	84.00
	Foster, Mark H	0.50	219.00	109.50
	Stewart, Tonja L	4.25	219.00	930.75
	Subtotal Professional Services	<u>17.50</u>		<u>2,986.25</u>

Top Task Subtotal	2024 FY General Consulting	2,986.25
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Total Fees & Disbursements	<u>2,986.25</u>
INVOICE TOTAL (USD)	2,986.25

Due upon receipt or in accordance with terms of the contract

CHECK REQUEST FORM
Ventana

Date: 11/07/2023

Invoice#: 10312023-1

Vendor#: V00067

Vendor Name: Ventana

Pay From: Truist Acct# 1893

Description: Series 2018 - FY 23 Tax Dist. ID 642 excess fees

Code to: 200.103200.1000

Amount: \$8,631.98

Requested By: Teresa Farlow 8/28/2023

VENTANA CDD

DISTRICT CHECK REQUEST

Today's Date 10/31/2023
Check Amount \$8,631.98
Payable To Ventana CDD
Check Description Series 2018 - FY 23 Tax Dist. ID 642/excess fees
Special Instructions Do not mail. Please give to Eric

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

ERIC

Authorization

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

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)	
10/31/2023	14,790.24	5,366.55	5,366.55	8,631.98	8,631.98	791.70	791.70	0.01	642/excess fees
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
TOTAL	1,843,903.12	669,049.28	669,049.30	1,076,151.84	1,076,151.85	98,701.99	98,702.00	(0.03)	
Net Total on Roll	1,825,073.23		662,216.97		1,065,162.21		\$ 97,694.05		
Collection Surplus / (Deficit)	18,829.89		6,832.33		10,989.64		1,007.95		



ANNUAL REPORT OF EXCESS FEES
Year Ended September 30, 2023
Hillsborough County Tax Collector

Distribution ID	Period Start Date	Period End Date	Agency Code	Funding Agency	Excess Fees
642	10/1/2022	9/30/2023	FNSD 00034	PARKWAY CENTER CDD	14,795.45
642	10/1/2022	9/30/2023	FNSD 00035	PINE HOLLOW SDD	99.37
642	10/1/2022	9/30/2023	FNSD 00059	PINE MEADOWS SDD	60.86
642	10/1/2022	9/30/2023	FA400	PORT AUTHORITY	90,195.96
642	10/1/2022	9/30/2023	FNRW 00001	RECLAIMED WATER	4,181.53
642	10/1/2022	9/30/2023	FNSD 00134	RESERVE AT PRADERA CDD	6,526.79
642	10/1/2022	9/30/2023	FNSD 00156	RHODINE ROAD NORTH CDD	6,846.05
642	10/1/2022	9/30/2023	FNSD 00095	RIVERBEND CDD	11,612.15
642	10/1/2022	9/30/2023	FNSD 00138	RIVERBEND WEST CDD	6,052.74
642	10/1/2022	9/30/2023	FNSD 00063	RIVERCREST CDD	15,987.42
642	10/1/2022	9/30/2023	FA310	SCHOOL I-SF	2.81
642	10/1/2022	9/30/2023	FNSD 00151	SHELL POINT CDD	12,083.87
642	10/1/2022	9/30/2023	FNSD 00146	SHERWOOD MANOR CDD	6,563.41
642	10/1/2022	9/30/2023	FNSD 00087	SOUTH BAY CDD	7,319.07
642	10/1/2022	9/30/2023	FNSD 00161	SOUTH CREEK CDD	4,127.05
642	10/1/2022	9/30/2023	FNSD 00075	SOUTH FORK CDD	4,831.49
642	10/1/2022	9/30/2023	FNSD 00088	SOUTH FORK EAST CDD	18,186.41
642	10/1/2022	9/30/2023	FNSD 00140	SOUTH FORK III	23,774.81
642	10/1/2022	9/30/2023	FNSD 00029	SOUTH POINTE SDD	43.39
642	10/1/2022	9/30/2023	FNSD 00148	SOUTHSHORE BAY CDD	251.18
642	10/1/2022	9/30/2023	FNSD 00150	SPENCER CREEK	6,876.95
642	10/1/2022	9/30/2023	FNSD 00115	SPRING LAKE CDD	17,278.64
642	10/1/2022	9/30/2023	FNSD 00093	STONEBRIER CDD	8,717.96
642	10/1/2022	9/30/2023	FNSD 00079	STONELAKE RANCH CDD	1,892.77
642	10/1/2022	9/30/2023	FNSD 00004	SUGARWOOD GROVE SDD	62.50
642	10/1/2022	9/30/2023	FNSD 00136	SUMMITAT FERN HILL CDD	5,882.18
642	10/1/2022	9/30/2023	FNSD 00041	TAMPA DOWNTOWN DEVELOPMENT	34,787.98
642	10/1/2022	9/30/2023	FNLDC00000	TAMPA LIGHTING DISTRICT	1,707.06
642	10/1/2022	9/30/2023	FNSD 00012	TAMPA PALMS I CDD	21,930.58
642	10/1/2022	9/30/2023	FNSD 00047	TAMPA PALMS OST CDD	16,449.68
642	10/1/2022	9/30/2023	FNSD 00060	TAMPA SHORES SDD	185.99
642	10/1/2022	9/30/2023	FNSTA00001	TAMPA STORMWATER	121,610.53
642	10/1/2022	9/30/2023	FNSTA00002	TAMPA STORMWATER - IMPROVEMENT	123,016.06
642	10/1/2022	9/30/2023	FNSD 00201	TAMPA STREETCAR	11,716.85
642	10/1/2022	9/30/2023	FNSD 00032	TARAWOOD SDD	198.79
642	10/1/2022	9/30/2023	FNSD 00107	THE HEIGHTS CDD	10,475.72
642	10/1/2022	9/30/2023	FNSD 00145	TIMBER CREEK CDD	6,229.83
				Total Excess Fees	25,907,649.43
642	10/1/2022	9/30/2023	FNSD 00143	TOUCHSTONE CDD	14,519.68
642	10/1/2022	9/30/2023	FNSD 00119	TRIPLE CREEK CDD	43,130.03
642	10/1/2022	9/30/2023	FNSD 00002	TWELVE OAKS SDD	1,141.59
642	10/1/2022	9/30/2023	FNSD 00022	VALRICO MANOR SDD	137.76
642	10/1/2022	9/30/2023	FNSD 00144	VENTANA CDD	14,790.24
642	10/1/2022	9/30/2023	FNSD 00033	VILLAGE ESTATES WEST SDD	114.85
642	10/1/2022	9/30/2023	FNSD 00090	VILLAGES OF BLOOMINGDALE CDD	6,067.07
642	10/1/2022	9/30/2023	FA500	WATER MANAGEMENT	246,968.06
642	10/1/2022	9/30/2023	FA530	WATER MANAGEMENT A	7.26
642	10/1/2022	9/30/2023	FA520	WATER MANAGEMENT H	8.49
642	10/1/2022	9/30/2023	FA510	WATER MANAGEMENT N	0.75
642	10/1/2022	9/30/2023	FNSD 00066	WATERCHASE CDD	8,448.00
642	10/1/2022	9/30/2023	FNSD 00048	WATERFORD SDD	522.50
642	10/1/2022	9/30/2023	FNSD 00108	WATERLEAF CDD	14,041.34
642	10/1/2022	9/30/2023	FNSD 00142	WATERSET CENTRAL CDD	18,370.06
642	10/1/2022	9/30/2023	FNSD 00116	WATERSET NORTH CDD	25,133.45

CHECK REQUEST FORM
Ventana

Date: 11/7/2023

Invoice#: 10312023-2

Vendor#: V00067

Vendor Name: Ventana

Pay From: Truist Acct# 1893

Description: Series 2021 - FY 23 Tax Dist. ID 642 excess fees

Code to: 201.103200.1000

Amount: \$791.70

Requested By: Teresa Farlow 11/7/2023

VENTANA CDD

DISTRICT CHECK REQUEST

Today's Date 10/31/2023
Check Amount \$791.70
Payable To Ventana CDD
Check Description Series 2021 - FY 23 Tax Dist. ID 642/excess fees
Special Instructions Do not mail. Please give to Eric

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

ERIC

Authorization

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

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)	
10/31/2023	14,790.24	5,366.55	5,366.55	8,631.98	8,631.98	791.70	791.70	0.01	642/excess fees
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
TOTAL	1,843,903.12	669,049.28	669,049.30	1,076,151.84	1,076,151.85	98,701.99	98,702.00	(0.03)	
Net Total on Roll	1,825,073.23		662,216.97		1,065,162.21		\$ 97,694.05		
Collection Surplus / (Deficit)	18,829.89		6,832.33		10,989.64		1,007.95		



ANNUAL REPORT OF EXCESS FEES
Year Ended September 30, 2023
Hillsborough County Tax Collector

Distribution ID	Period Start Date	Period End Date	Agency Code	Funding Agency	Excess Fees
642	10/1/2022	9/30/2023	FNSD 00034	PARKWAY CENTER CDD	14,795.45
642	10/1/2022	9/30/2023	FNSD 00035	PINE HOLLOW SDD	99.37
642	10/1/2022	9/30/2023	FNSD 00059	PINE MEADOWS SDD	60.86
642	10/1/2022	9/30/2023	FA400	PORT AUTHORITY	90,195.96
642	10/1/2022	9/30/2023	FNRW 00001	RECLAIMED WATER	4,181.53
642	10/1/2022	9/30/2023	FNSD 00134	RESERVE AT PRADERA CDD	6,526.79
642	10/1/2022	9/30/2023	FNSD 00156	RHODINE ROAD NORTH CDD	6,846.05
642	10/1/2022	9/30/2023	FNSD 00095	RIVERBEND CDD	11,612.15
642	10/1/2022	9/30/2023	FNSD 00138	RIVERBEND WEST CDD	6,052.74
642	10/1/2022	9/30/2023	FNSD 00063	RIVERCREST CDD	15,987.42
642	10/1/2022	9/30/2023	FA310	SCHOOL I-SF	2.81
642	10/1/2022	9/30/2023	FNSD 00151	SHELL POINT CDD	12,083.87
642	10/1/2022	9/30/2023	FNSD 00146	SHERWOOD MANOR CDD	6,563.41
642	10/1/2022	9/30/2023	FNSD 00087	SOUTH BAY CDD	7,319.07
642	10/1/2022	9/30/2023	FNSD 00161	SOUTH CREEK CDD	4,127.05
642	10/1/2022	9/30/2023	FNSD 00075	SOUTH FORK CDD	4,831.49
642	10/1/2022	9/30/2023	FNSD 00088	SOUTH FORK EAST CDD	18,186.41
642	10/1/2022	9/30/2023	FNSD 00140	SOUTH FORK III	23,774.81
642	10/1/2022	9/30/2023	FNSD 00029	SOUTH POINTE SDD	43.39
642	10/1/2022	9/30/2023	FNSD 00148	SOUTHSHORE BAY CDD	251.18
642	10/1/2022	9/30/2023	FNSD 00150	SPENCER CREEK	6,876.95
642	10/1/2022	9/30/2023	FNSD 00115	SPRING LAKE CDD	17,278.64
642	10/1/2022	9/30/2023	FNSD 00093	STONEBRIER CDD	8,717.96
642	10/1/2022	9/30/2023	FNSD 00079	STONELAKE RANCH CDD	1,892.77
642	10/1/2022	9/30/2023	FNSD 00004	SUGARWOOD GROVE SDD	62.50
642	10/1/2022	9/30/2023	FNSD 00136	SUMMITAT FERN HILL CDD	5,882.18
642	10/1/2022	9/30/2023	FNSD 00041	TAMPA DOWNTOWN DEVELOPMENT	34,787.98
642	10/1/2022	9/30/2023	FNLDC00000	TAMPA LIGHTING DISTRICT	1,707.06
642	10/1/2022	9/30/2023	FNSD 00012	TAMPA PALMS I CDD	21,930.58
642	10/1/2022	9/30/2023	FNSD 00047	TAMPA PALMS OST CDD	16,449.68
642	10/1/2022	9/30/2023	FNSD 00060	TAMPA SHORES SDD	185.99
642	10/1/2022	9/30/2023	FNSTA00001	TAMPA STORMWATER	121,610.53
642	10/1/2022	9/30/2023	FNSTA00002	TAMPA STORMWATER - IMPROVEMENT	123,016.06
642	10/1/2022	9/30/2023	FNSD 00201	TAMPA STREETCAR	11,716.85
642	10/1/2022	9/30/2023	FNSD 00032	TARAWOOD SDD	198.79
642	10/1/2022	9/30/2023	FNSD 00107	THE HEIGHTS CDD	10,475.72
642	10/1/2022	9/30/2023	FNSD 00145	TIMBER CREEK CDD	6,229.83
Total Excess Fees					25,907,649.43
642	10/1/2022	9/30/2023	FNSD 00143	TOUCHSTONE CDD	14,519.68
642	10/1/2022	9/30/2023	FNSD 00119	TRIPLE CREEK CDD	43,130.03
642	10/1/2022	9/30/2023	FNSD 00002	TWELVE OAKS SDD	1,141.59
642	10/1/2022	9/30/2023	FNSD 00022	VALRICO MANOR SDD	137.76
642	10/1/2022	9/30/2023	FNSD 00144	VENTANA CDD	14,790.24
642	10/1/2022	9/30/2023	FNSD 00033	VILLAGE ESTATES WEST SDD	114.85
642	10/1/2022	9/30/2023	FNSD 00090	VILLAGES OF BLOOMINGDALE CDD	6,067.07
642	10/1/2022	9/30/2023	FA500	WATER MANAGEMENT	246,968.06
642	10/1/2022	9/30/2023	FA530	WATER MANAGEMENT A	7.26
642	10/1/2022	9/30/2023	FA520	WATER MANAGEMENT H	8.49
642	10/1/2022	9/30/2023	FA510	WATER MANAGEMENT N	0.75
642	10/1/2022	9/30/2023	FNSD 00066	WATERCHASE CDD	8,448.00
642	10/1/2022	9/30/2023	FNSD 00048	WATERFORD SDD	522.50
642	10/1/2022	9/30/2023	FNSD 00108	WATERLEAF CDD	14,041.34
642	10/1/2022	9/30/2023	FNSD 00142	WATERSET CENTRAL CDD	18,370.06
642	10/1/2022	9/30/2023	FNSD 00116	WATERSET NORTH CDD	25,133.45

CHECK REQUEST FORM
Ventana

Date:	11/16/2023
Invoice#:	11082023-1
Vendor#:	V00067
Vendor Name:	Ventana
Pay From:	Truist Acct# 1893
Description:	Series 2018 - FY 24 Tax Dist ID 644
Code to:	200.103200.1000
Amount:	\$2,907.49
Requested By:	<div>11/16/2023</div> <div>Teresa Farlow</div>

VENTANA CDD

DISTRICT CHECK REQUEST

Today's Date	<u>11/8/2023</u>
Payable To	<u>Ventana CDD</u>
Check Amount	<u>\$2,907.49</u>
Check Description	<u>Series 2018 - FY 24 Tax Dist. ID 644</u>
Check Amount	<u>\$266.67</u>
Check Description	<u>Series 2021 - FY 24 Tax Dist. ID 644</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 2024, Tax Year 2023

	Dollar Amounts	Fiscal Year 2024 Percentages	
Net O&M	\$ 1,111,313.36	48.87%	0.488700
Net DS 18	\$ 1,065,162.21	46.84%	0.468400
Net DS 21	\$ 97,694.05	4.30%	0.043000
Net Total	2,274,169.63	100.00%	0.957100

Date Received	Amount Received	48.87%	48.87%	46.84%	46.84%	4.30%	4.30%	Proof	Date Transferred / Distribution ID
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2018 Debt Service Revenue	Rounded 2018 Debt Service Revenue	Raw Numbers 2021 Debt Service Revenue	Rounded 2021 Debt Service Revenue		
11/8/2023	6,207.62	3,033.46	3,033.46	2,907.49	2,907.49	266.67	266.67	-	644
		-	-	-	-	-	-	-	
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		-	-	-	-	-	-	-	
TOTAL	6,207.62	3,033.46	3,033.46	2,907.49	2,907.49	266.67	266.67	-	
Net Total on Roll	2,274,169.63		1,111,313.36		1,065,162.21		\$ 97,694.05		
Collection Surplus / (Deficit)	(2,267,962.01)		(1,108,279.90)		(1,062,254.72)		(97,427.38)		

Hillsborough County Tax Collector - Distribution of Property Tax Summary by Agency for 10-01-2023 to 10-31-2023 dated 11-08-2023. - Run 11/07/2023 10:21AM

Distribution ID	Act System Num	Agency Code	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
644	DD0125	FNSD 00125	PARK CREEK CDD	5,816.77	0.00	0.00	0.00	-259.58	5,557.19	111.14	5,446.05
644	DD0126	FNSD 00126	HIDDEN CREEK CDD	8,990.88	0.00	0.00	0.00	-389.92	8,600.76	172.02	8,428.74
644	DD0128	FNSD 00128	BULLFROG CREEK CDD	1,000.21	0.00	0.00	0.00	-52.52	947.69	18.95	928.74
644	DD0129	FNSD 00129	DE FARMS CDD	13,960.89	0.00	0.00	0.00	-863.83	13,297.06	265.94	13,031.12
644	DD0131	FNSD 00131	LA COLLINA CDD	7,482.02	0.00	0.00	0.00	-374.57	7,107.45	142.15	6,965.30
644	DD0132	FNSD 00132	BALLENTRAE HILLSBOROUGH CDD	1,744.79	0.00	0.00	0.00	-91.61	1,653.18	33.06	1,620.12
644	DD0134	FNSD 00134	RESERVE AT PRADERA CDD	4,592.74	0.00	0.00	0.00	-241.12	4,351.62	87.03	4,264.59
644	DD0135	FNSD 00135	CARLTON LAKES CDD	14,770.84	0.00	0.00	0.00	-702.53	14,068.31	281.37	13,786.94
644	DD0136	FNSD 00136	SUMMITAT FERN HILL CDD	636.38	0.00	0.00	0.00	-38.18	598.20	11.96	586.24
644	DD0137	FNSD 00137	OAKS AT SHADY CREEK CDD	7,133.84	0.00	0.00	0.00	-350.83	6,782.91	135.66	6,647.25
644	DD0138	FNSD 00138	RIVERBEND WEST CDD	1,679.10	0.00	0.00	0.00	-58.18	1,620.92	32.42	1,588.50
644	DD0139	FNSD 00139	WYNNMERE EAST CDD	1,390.24	0.00	0.00	0.00	-76.70	1,313.54	28.27	1,287.27
644	DD0140	FNSD 00140	SOUTH FORK III	33,904.98	0.00	0.00	0.00	-1,600.71	32,304.27	645.09	31,658.18
644	DD0141	FNSD 00141	K-BAR II CDD	20,892.79	0.00	0.00	0.00	-974.42	19,918.37	398.37	19,520.00
644	DD0142	FNSD 00142	WATERSET CENTRAL CDD	20,302.11	0.00	0.00	0.00	-947.28	19,354.83	387.10	18,967.73
644	DD0143	FNSD 00143	TOUCHSTONE CDD	12,166.14	0.00	0.00	0.00	-517.57	11,648.57	232.97	11,415.80
644	DD0144	FNSD 00144	VENTANA CDD	6,642.58	0.00	0.00	0.00	-308.27	6,334.31	126.69	6,207.62
644	DD0145	FNSD 00145	TIMBER CREEK CDD	1,804.75	0.00	0.00	0.00	-94.75	1,710.00	34.20	1,675.80
644	DD0147	FNSD 00147	BOYETTE PARK CDD	6,985.25	0.00	0.00	0.00	-354.70	6,630.55	132.61	6,497.94
644	DD0148	FNSD 00148	SOUTHSHORE BAY CDD	10.85	0.00	0.00	0.00	-0.85	10.20	0.20	10.00
644	DD0150	FNSD 00150	SPENCER CREEK	1,011.01	0.00	0.00	0.00	-53.08	957.93	19.16	938.77
644	DD0151	FNSD 00151	SHELL POINT CDD	5,301.47	0.00	0.00	0.00	-288.17	5,013.30	100.27	4,913.03

CHECK REQUEST FORM
Ventana

Date:	11/16/2023
Invoice#:	11082023-2
Vendor#:	V00067
Vendor Name:	Ventana
Pay From:	Truist Acct# 1893
Description:	Series 2021 - FY 24 Tax Dist ID 644
Code to:	201.103200.1000
Amount:	\$266.67
Requested By:	<div>11/16/2023</div> <div><u>Teresa Farlow</u></div>

VENTANA CDD

DISTRICT CHECK REQUEST

Today's Date	<u>11/8/2023</u>
Payable To	<u>Ventana CDD</u>
Check Amount	<u>\$2,907.49</u>
Check Description	<u>Series 2018 - FY 24 Tax Dist. ID 644</u>
Check Amount	<u>\$266.67</u>
Check Description	<u>Series 2021 - FY 24 Tax Dist. ID 644</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 #	<u> </u> Date <u> </u>

VENTANA CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2024, Tax Year 2023

	Dollar Amounts	Fiscal Year 2024 Percentages	
Net O&M	\$ 1,111,313.36	48.87%	0.488700
Net DS 18	\$ 1,065,162.21	46.84%	0.468400
Net DS 21	\$ 97,694.05	4.30%	0.043000
Net Total	2,274,169.63	100.00%	0.957100

Date Received	Amount Received	48.87%	48.87%	46.84%	46.84%	4.30%	4.30%	Proof	Date Transferred / Distribution ID
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2018 Debt Service Revenue	Rounded 2018 Debt Service Revenue	Raw Numbers 2021 Debt Service Revenue	Rounded 2021 Debt Service Revenue		
11/8/2023	6,207.62	3,033.46	3,033.46	2,907.49	2,907.49	266.67	266.67	-	644
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
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		-	-	-	-	-	-	-	
TOTAL	6,207.62	3,033.46	3,033.46	2,907.49	2,907.49	266.67	266.67	-	
Net Total on Roll	2,274,169.63		1,111,313.36		1,065,162.21		\$ 97,694.05		
Collection Surplus / (Deficit)	(2,267,962.01)		(1,108,279.90)		(1,062,254.72)		(97,427.38)		

Hillsborough County Tax Collector - Distribution of Property Tax Summary by Agency for 10-01-2023 to 10-31-2023 dated 11-08-2023. - Run 11/07/2023 10:21AM

Distribution ID	Act System Num	Agency Code	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
644	DD0125	FNSD 00125	PARK CREEK CDD	5,816.77	0.00	0.00	0.00	-259.58	5,557.19	111.14	5,446.05
644	DD0126	FNSD 00126	HIDDEN CREEK CDD	8,990.68	0.00	0.00	0.00	-389.92	8,600.76	172.02	8,428.74
644	DD0128	FNSD 00128	BULLFROG CREEK CDD	1,000.21	0.00	0.00	0.00	-52.52	947.69	18.95	928.74
644	DD0129	FNSD 00129	DG FARMS CDD	13,960.89	0.00	0.00	0.00	-663.83	13,297.06	265.94	13,031.12
644	DD0131	FNSD 00131	LA COLLINA CDD	7,482.02	0.00	0.00	0.00	-374.57	7,107.45	142.15	6,965.30
644	DD0132	FNSD 00132	BALLENTRAE HILLSBOROUGH CDD	1,744.79	0.00	0.00	0.00	-91.61	1,653.18	33.06	1,620.12
644	DD0134	FNSD 00134	RESERVE AT PRADERA CDD	4,592.74	0.00	0.00	0.00	-241.12	4,351.62	87.03	4,264.59
644	DD0135	FNSD 00135	CARLTON LAKES CDD	14,770.84	0.00	0.00	0.00	-702.53	14,068.31	281.37	13,786.94
644	DD0136	FNSD 00136	SUMMITAT FERN HILL CDD	636.38	0.00	0.00	0.00	-38.18	598.20	11.96	586.24
644	DD0137	FNSD 00137	OAKS AT SHADY CREEK CDD	7,133.84	0.00	0.00	0.00	-350.93	6,782.91	135.66	6,647.25
644	DD0138	FNSD 00138	RIVERBEND WEST CDD	1,679.10	0.00	0.00	0.00	-58.18	1,620.92	32.42	1,588.50
644	DD0139	FNSD 00139	WYNNMERE EAST CDD	1,390.24	0.00	0.00	0.00	-76.70	1,313.54	26.27	1,287.27
644	DD0140	FNSD 00140	SOUTH FORK III	33,904.98	0.00	0.00	0.00	-1,600.71	32,304.27	646.09	31,658.18
644	DD0141	FNSD 00141	K-BAR II CDD	20,892.79	0.00	0.00	0.00	-974.42	19,918.37	398.37	19,520.00
644	DD0142	FNSD 00142	WATERSET CENTRAL CDD	20,302.11	0.00	0.00	0.00	-947.28	19,354.83	387.10	18,967.73
644	DD0143	FNSD 00143	TOUCHSTONE CDD	12,166.14	0.00	0.00	0.00	-517.57	11,648.57	232.87	11,415.60
644	DD0144	FNSD 00144	VENTANA CDD	6,642.58	0.00	0.00	0.00	-308.27	6,334.31	126.69	6,207.62
644	DD0145	FNSD 00145	TIMBER CREEK CDD	1,804.75	0.00	0.00	0.00	-94.75	1,710.00	34.20	1,675.80
644	DD0147	FNSD 00147	BOYETTE PARK CDD	6,985.25	0.00	0.00	0.00	-354.70	6,630.55	132.61	6,497.94
644	DD0148	FNSD 00148	SOUTHSHORE BAY CDD	10.85	0.00	0.00	0.00	-0.65	10.20	0.20	10.00
644	DD0150	FNSD 00150	SPENCER CREEK	1,011.01	0.00	0.00	0.00	-53.08	957.93	19.16	938.77
644	DD0151	FNSD 00151	SHELL POINT CDD	5,301.47	0.00	0.00	0.00	-288.17	5,013.30	100.27	4,913.03

CHECK REQUEST FORM
Ventana

Date:	11/16/2023
Invoice#:	11172023-1
Vendor#:	V00067
Vendor Name:	Ventana
Pay From:	Truist Acct# 1893
Description:	Series 2018 - FY 24 Tax Dist ID 646
Code to:	200.103200.1000
Amount:	\$15,261.99
Requested By:	<div>11/16/2023</div> <div>Teresa Farlow</div>

VENTANA CDD

DISTRICT CHECK REQUEST

Today's Date	<u>11/17/2023</u>
Payable To	<u>Ventana CDD</u>
Check Amount	<u>\$15,261.99</u>
Check Description	<u>Series 2018 - FY 24 Tax Dist. ID 646</u>
Check Amount	<u>\$1,399.79</u>
Check Description	<u>Series 2021 - FY 24 Tax Dist. ID 646</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 2024, Tax Year 2023

	Dollar Amounts	Fiscal Year 2024 Percentages	
Net O&M	\$ 1,111,313.36	48.87%	0.488700
Net DS 18	\$ 1,065,162.21	46.84%	0.468400
Net DS 21	\$ 97,694.05	4.30%	0.043000
Net Total	2,274,169.63	100.00%	0.957100

Date Received	Amount Received	48.87%	48.87%	46.84%	46.84%	4.30%	4.30%	Proof	Date Transferred / Distribution ID
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2018 Debt Service Revenue	Rounded 2018 Debt Service Revenue	Raw Numbers 2021 Debt Service Revenue	Rounded 2021 Debt Service Revenue		
11/8/2023	6,207.62	3,033.46	3,033.46	2,907.49	2,907.49	266.67	266.67	-	644
11/17/2023	32,585.04	15,923.26	15,923.26	15,261.99	15,261.99	1,399.79	1,399.79	-	646
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
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		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
TOTAL	38,792.66	18,956.72	18,956.72	18,169.48	18,169.48	1,666.46	1,666.46	-	
Net Total on Roll	2,274,169.63		1,111,313.36		1,065,162.21		\$ 97,694.05		
Collection Surplus / (Deficit)	(2,235,376.97)		(1,092,356.64)		(1,046,992.73)		(96,027.59)		

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 11-01-2023 to 11-10-2023 dated 11-17-2023 - Run 11/16/2023 10:40AM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current, Real Estate Installment	646	DD0128	HIDDEN CREEK CDD	61,571.73	0.00	0.00	0.00	-2,460.05	59,111.68	1,182.23	57,929.45
Real Estate Current	646	DD0128	BULLFROG CREEK CDD	15,481.08	0.00	0.00	0.00	-619.24	14,861.84	297.24	14,564.60
Real Estate Current	646	DD0129	DG FARMS CDD	36,196.82	0.00	0.00	0.00	-1,426.02	34,770.80	695.42	34,075.38
Real Estate Current	646	DD0131	LA COLLINA CDD	39,892.65	0.00	0.00	0.00	-1,595.67	38,296.98	765.94	37,531.04
Real Estate Installment	646	DD0131	LA COLLINA CDD	347.55	0.00	0.00	0.00	-15.64	331.91	6.64	325.27
Real Estate Current, Real Estate Installment	646	DD0131	LA COLLINA CDD	40,240.20	0.00	0.00	0.00	-1,611.31	38,628.89	772.58	37,856.31
Real Estate Current	646	DD0132	BALLENTAE HILLSBOROUGH CDD	14,930.86	0.00	0.00	0.00	-597.24	14,333.62	286.68	14,046.94
Real Estate Current	646	DD0133	WYNNMERE WEST CDD	7,845.21	0.00	0.00	0.00	-313.81	7,531.40	150.83	7,380.77
Real Estate Current	646	DD0134	RESERVE AT PRADERA CDD	26,464.93	0.00	0.00	0.00	-1,058.62	25,406.31	508.13	24,898.18
Real Estate Current	646	DD0135	CARLTON LAKES CDD	26,586.00	0.00	0.00	0.00	-1,063.43	25,522.57	510.45	25,012.12
Real Estate Current	646	DD0136	SUMMITAT FERN HILL CDD	29,800.34	0.00	0.00	0.00	-1,191.98	28,608.36	572.17	28,036.19
Real Estate Current	646	DD0137	OAKS AT SHADY CREEK CDD	37,667.52	0.00	0.00	0.00	-1,506.72	36,160.80	723.21	35,437.59
Real Estate Current	646	DD0138	RIVERBEND WEST CDD	9,380.48	0.00	0.00	0.00	-375.22	9,005.26	180.10	8,825.16
Real Estate Current	646	DD0139	WYNNMERE EAST CDD	13,522.67	0.00	0.00	0.00	-540.89	12,981.78	259.64	12,722.14
Real Estate Current	646	DD0140	SOUTH FORK III	95,176.44	0.00	0.00	0.00	-3,807.02	91,369.42	1,827.39	89,542.03
Real Estate Current	646	DD0141	K-BAR II CDD	161,257.82	0.00	0.00	0.00	-6,450.23	154,807.59	3,096.14	151,711.45
Real Estate Current	646	DD0142	WATERSET CENTRAL CDD	80,056.82	0.00	0.00	0.00	-3,202.26	76,854.56	1,537.09	75,317.47
Real Estate Current	646	DD0143	TOUCHSTONE CDD	89,668.52	0.00	0.00	0.00	-3,586.69	86,081.83	1,721.64	84,360.19
Real Estate Current	646	DD0144	VENTANA CDD	34,635.44	0.00	0.00	0.00	-1,385.40	33,250.04	665.00	32,585.04
Real Estate Current	646	DD0145	TIMBER CREEK CDD	17,069.82	0.00	0.00	0.00	-682.77	16,387.05	327.73	16,059.32
Real Estate Current	646	DD0146	SHERWOOD MANOR CDD	7,408.98	0.00	0.00	0.00	-296.37	7,112.61	142.25	6,970.36
Real Estate Current	646	DD0147	BOYETTE PARK CDD	35,712.20	0.00	0.00	0.00	-1,428.58	34,283.62	685.67	33,597.95

CHECK REQUEST FORM
Ventana

Date:	11/17/2023
Invoice#:	11172023-2
Vendor#:	V00067
Vendor Name:	Ventana
Pay From:	Truist Acct# 1893
Description:	Series 2021 - FY 24 Tax Dist ID 646
Code to:	201.103200.1000
Amount:	\$1,399.79
Requested By:	<div>11/17/2023</div> <div>Teresa Farlow</div>

VENTANA CDD

DISTRICT CHECK REQUEST

Today's Date	<u>11/17/2023</u>
Payable To	<u>Ventana CDD</u>
Check Amount	<u>\$15,261.99</u>
Check Description	<u>Series 2018 - FY 24 Tax Dist. ID 646</u>
Check Amount	<u>\$1,399.79</u>
Check Description	<u>Series 2021 - FY 24 Tax Dist. ID 646</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 #	<u> </u>	Date <u> </u>

VENTANA CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2024, Tax Year 2023

	Dollar Amounts	Fiscal Year 2024 Percentages	
Net O&M	\$ 1,111,313.36	48.87%	0.488700
Net DS 18	\$ 1,065,162.21	46.84%	0.468400
Net DS 21	\$ 97,694.05	4.30%	0.043000
Net Total	2,274,169.63	100.00%	0.957100

Date Received	Amount Received	48.87%	48.87%	46.84%	46.84%	4.30%	4.30%	Proof	Date Transferred / Distribution ID
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2018 Debt Service Revenue	Rounded 2018 Debt Service Revenue	Raw Numbers 2021 Debt Service Revenue	Rounded 2021 Debt Service Revenue		
11/8/2023	6,207.62	3,033.46	3,033.46	2,907.49	2,907.49	266.67	266.67	-	644
11/17/2023	32,585.04	15,923.26	15,923.26	15,261.99	15,261.99	1,399.79	1,399.79	-	646
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
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		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
TOTAL	38,792.66	18,956.72	18,956.72	18,169.48	18,169.48	1,666.46	1,666.46	-	
Net Total on Roll	2,274,169.63		1,111,313.36		1,065,162.21		\$ 97,694.05		
Collection Surplus / (Deficit)	(2,235,376.97)		(1,092,356.64)		(1,046,992.73)		(96,027.59)		

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 11-01-2023 to 11-10-2023 dated 11-17-2023 - Run 11/16/2023 10:40AM

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Real Estate Current, Real Estate Installment	646	DD0128	HIDDEN CREEK CDD	61,571.73	0.00	0.00	0.00	-2,480.05	59,111.68	1,182.23	57,929.45
Real Estate Current	646	DD0128	BULLFROG CREEK CDD	15,481.08	0.00	0.00	0.00	-619.24	14,861.84	297.24	14,564.60
Real Estate Current	646	DD0129	DG FARMS CDD	36,196.82	0.00	0.00	0.00	-1,426.02	34,770.80	695.42	34,075.38
Real Estate Current	646	DD0131	LA COLLINA CDD	39,892.65	0.00	0.00	0.00	-1,595.67	38,296.98	765.94	37,531.04
Real Estate Installment	646	DD0131	LA COLLINA CDD	347.55	0.00	0.00	0.00	-15.84	331.91	6.64	325.27
Real Estate Current, Real Estate Installment	646	DD0131	LA COLLINA CDD	40,240.20	0.00	0.00	0.00	-1,611.31	38,628.89	772.58	37,856.31
Real Estate Current	646	DD0132	BALLENTRAE HILLSBOROUGH CDD	14,930.86	0.00	0.00	0.00	-597.24	14,333.62	286.68	14,046.94
Real Estate Current	646	DD0133	WYNNMERE WEST CDD	7,845.21	0.00	0.00	0.00	-313.81	7,531.40	150.63	7,380.77
Real Estate Current	646	DD0134	RESERVE AT PRADERA CDD	26,464.93	0.00	0.00	0.00	-1,058.82	25,406.31	508.13	24,898.18
Real Estate Current	646	DD0135	CARLTON LAKES CDD	26,586.00	0.00	0.00	0.00	-1,063.43	25,522.57	510.45	25,012.12
Real Estate Current	646	DD0136	SUMMITAT FERN HILL CDD	29,800.34	0.00	0.00	0.00	-1,191.98	28,608.36	572.17	28,036.19
Real Estate Current	646	DD0137	OAKS AT SHADY CREEK CDD	37,667.52	0.00	0.00	0.00	-1,506.72	36,160.80	723.21	35,437.59
Real Estate Current	646	DD0138	RIVERBEND WEST CDD	9,380.48	0.00	0.00	0.00	-375.22	9,005.26	180.10	8,825.16
Real Estate Current	646	DD0139	WYNNMERE EAST CDD	13,522.67	0.00	0.00	0.00	-540.89	12,981.78	259.64	12,722.14
Real Estate Current	646	DD0140	SOUTH FORK III	95,178.44	0.00	0.00	0.00	-3,807.02	91,369.42	1,827.39	89,542.03
Real Estate Current	646	DD0141	K-BAR II CDD	161,257.82	0.00	0.00	0.00	-6,450.23	154,807.59	3,096.14	151,711.45
Real Estate Current	646	DD0142	WATERSET CENTRAL CDD	80,058.82	0.00	0.00	0.00	-3,202.26	76,854.56	1,537.09	75,317.47
Real Estate Current	646	DD0143	TOUCHSTONE CDD	89,668.52	0.00	0.00	0.00	-3,586.69	86,081.83	1,721.64	84,360.19
Real Estate Current	646	DD0144	VENTANA CDD	34,635.44	0.00	0.00	0.00	-1,385.40	33,250.04	665.00	32,585.04
Real Estate Current	646	DD0145	TIMBER CREEK CDD	17,069.82	0.00	0.00	0.00	-682.77	16,387.05	327.73	16,059.32
Real Estate Current	646	DD0146	SHERWOOD MANOR CDD	7,408.98	0.00	0.00	0.00	-298.37	7,112.61	142.25	6,970.36
Real Estate Current	646	DD0147	BOYETTE PARK CDD	35,712.20	0.00	0.00	0.00	-1,428.58	34,283.62	685.67	33,597.95



INVOICE

INVOICE #	INVOICE DATE
TM 622502	11/15/2023
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: December 15, 2023

Invoice Amount: \$6,119.82

Description	Current Amount
Irrigation inspection on 10/18/23 Approve	
Irrigation Repairs	\$6,119.82

Invoice Total **\$6,119.82**

Excellence

IN COMMERCIAL LANDSCAPING

Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to jpowell@yellowstonelandscape.com if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Date	Invoice #
11/9/2023	90117

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	12/9/2023

Description	Amount
1x Removal - Pond Clean Out \$11,340 - chemically treat the veg with EPA herbicide, returning 8-10 to remove debris off premise. Completed 11/8/2023	11,340.00

Thank you for your business.

Total	\$11,340.00
Payments/Credits	\$0.00
Balance Due	\$11,340.00



INVOICE

INVOICE #	INVOICE DATE
TM 621470	11/8/2023
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: December 8, 2023

Invoice Amount: \$1,720.00

Description	Current Amount
Palm Removal and Stump Grind	
Arbor	\$1,720.00

Invoice Total **\$1,720.00**

Excellence

IN COMMERCIAL LANDSCAPING

Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to jpowell@yellowstonelandscape.com if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

9C

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 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 November 30, 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	\$ 77,707	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,707
Cash in Transit	-	18,170	1,666	-	-	-	-	19,836
Due From Other Funds	-	32,160	3,474	24	-	-	-	35,658
Investments:								
Prepayment Account	-	24	39	-	-	-	-	63
Reserve Fund	-	532,575	48,808	-	-	-	-	581,383
Revenue Fund	-	76,639	6,361	-	-	-	-	83,000
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	\$ 77,782	\$ 659,568	\$ 60,348	\$ 24	\$ 15,679,215	\$ 17,345,000	\$ -	\$ 33,821,937

LIABILITIES

Accounts Payable	\$ 139,755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 139,755
Accrued Expenses	100	-	-	-	-	-	-	100
Bonds Payable	-	-	-	-	-	17,345,000	-	17,345,000
Due To Other Funds	35,658	-	-	-	-	-	-	35,658
TOTAL LIABILITIES	175,513	-	-	-	-	17,345,000	-	17,520,513

VENTANA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 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				
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	659,568	60,348	-	-	-	-	719,916
Capital Projects	-	-	-	24	-	-	-	24
Unassigned:	(97,731)	-	-	-	15,679,215	-	-	15,581,484
TOTAL FUND BALANCES	(97,731)	659,568	60,348	24	15,679,215	-	-	16,301,424
TOTAL LIABILITIES & FUND BALANCES	\$ 77,782	\$ 659,568	\$ 60,348	\$ 24	\$ 15,679,215	\$ 17,345,000	\$	\$ 33,821,937

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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
REVENUES				
Special Assmnts- Tax Collector	\$ 1,111,313	\$ 44,406	\$ (1,066,907)	4.00%
Other Miscellaneous Revenues	-	300	300	0.00%
TOTAL REVENUES	1,111,313	44,706	(1,066,607)	4.02%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	13,000	1,200	11,800	9.23%
ProfServ-Trustee Fees	8,400	-	8,400	0.00%
Disclosure Report	8,400	1,400	7,000	16.67%
District Counsel	8,000	-	8,000	0.00%
District Engineer	6,000	2,986	3,014	49.77%
District Manager	45,000	7,500	37,500	16.67%
Accounting Services	12,000	1,125	10,875	9.38%
Auditing Services	6,900	-	6,900	0.00%
Website Compliance	1,500	1,500	-	100.00%
Email Hosting Vendor	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	3,500	18	3,482	0.51%
Miscellaneous Mailings	3,000	-	3,000	0.00%
Insurance - General Liability	4,000	-	4,000	0.00%
Public Officials Insurance	3,200	4,328	(1,128)	135.25%
Insurance -Property & Casualty	23,000	36,093	(13,093)	156.93%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	200	302	(102)	151.00%
Bank Fees	175	-	175	0.00%
Website Administration	1,500	369	1,131	24.60%
Dues, Licenses, Subscriptions	138	402	(264)	291.30%
Total Administration	151,913	57,223	94,690	37.67%
<u>Electric Utility Services</u>				
Utility - Electric	148,000	13,973	134,027	9.44%
Utility Services	10,000	-	10,000	0.00%
Total Electric Utility Services	158,000	13,973	144,027	8.84%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	2,000	447	1,553	22.35%
Total Garbage/Solid Waste Services	2,000	447	1,553	22.35%
<u>Water-Sewer Comb Services</u>				
Utility - Water	6,000	754	5,246	12.57%
Total Water-Sewer Comb Services	6,000	754	5,246	12.57%

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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>				
Payroll-Pool Monitors	57,000	-	57,000	0.00%
ProfServ - Field Management Onsite Staff	12,000	2,000	10,000	16.67%
Midge Fly Treatment	4,600	-	4,600	0.00%
Amenity Center Cleaning & Supplies	7,000	-	7,000	0.00%
Contracts-Aquatic Control	13,500	12,992	508	96.24%
Contracts-Pools	15,000	4,950	10,050	33.00%
Amenity Center Pest Control	1,800	-	1,800	0.00%
Security	6,000	-	6,000	0.00%
Onsite Staff	35,000	-	35,000	0.00%
Waterway Fish Stocking	10,000	-	10,000	0.00%
Waterway Mgmt Program -Aquatic Plantings & Repairs	2,500	-	2,500	0.00%
R&M-Other Landscape	7,000	-	7,000	0.00%
R&M-Ponds	3,000	-	3,000	0.00%
R&M-Pools	2,500	-	2,500	0.00%
Amenity Maintenance & Repairs	20,000	3,002	16,998	15.01%
Repairs & Maintenance - CAP	183,500	4,265	179,235	2.32%
Landscape - Annuals	18,000	-	18,000	0.00%
Landscape - Mulch	35,000	-	35,000	0.00%
Landscape Maintenance	250,000	34,212	215,788	13.68%
Entry/Gate/Walls Maintenance	3,000	330	2,670	11.00%
Plant Replacement Program	35,000	-	35,000	0.00%
R&M - Amenity Center	2,000	510	1,490	25.50%
Mulch & Tree Trimming	7,500	-	7,500	0.00%
Miscellaneous Maintenance	10,000	-	10,000	0.00%
Irrigation Maintenance	15,000	7,146	7,854	47.64%
Aquatic Plant Replacement	10,000	-	10,000	0.00%
Holiday Decoration	15,000	1,075	13,925	7.17%
Special Events	10,000	-	10,000	0.00%
Amenity Center-Miscellaneous Facility	1,500	-	1,500	0.00%
Reserve	1,000	-	1,000	0.00%
Total Other Physical Environment	793,400	70,482	722,918	8.88%
TOTAL EXPENDITURES	1,111,313	142,879	968,434	12.86%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(98,173)	(98,173)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		442		
FUND BALANCE, ENDING		\$ (97,731)		

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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	\$ -	\$ 6,797	\$ 6,797	0.00%
Special Assmnts- Tax Collector	1,062,956	42,561	(1,020,395)	4.00%
TOTAL REVENUES	1,062,956	49,358	(1,013,598)	4.64%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	300,000	-	300,000	0.00%
Interest Expense	762,956	384,478	378,478	50.39%
Total Debt Service	1,062,956	384,478	678,478	36.17%
TOTAL EXPENDITURES	1,062,956	384,478	678,478	36.17%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(335,120)	(335,120)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		994,688		
FUND BALANCE, ENDING		\$ 659,568		

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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	\$ -	\$ 740	\$ 740	0.00%
Special Assmnts- Tax Collector	96,794	3,904	(92,890)	4.03%
TOTAL REVENUES	96,794	4,644	(92,150)	4.80%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	40,000	-	40,000	0.00%
Interest Expense	56,794	28,622	28,172	50.40%
Total Debt Service	96,794	28,622	68,172	29.57%
TOTAL EXPENDITURES	96,794	28,622	68,172	29.57%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(23,978)	(23,978)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		84,326		
FUND BALANCE, ENDING		\$ 60,348		

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023
Series 2018 Capital Projects Fund (300)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<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, 2023)		24		
FUND BALANCE, ENDING		<u>\$ 24</u>		

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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, 2023)		15,679,215		
FUND BALANCE, ENDING		<u>\$ 15,679,215</u>		

VENTANA CDD

Bank Reconciliation

Bank Account No. 1893 TRUIST - GF Operating
Statement No. 11-23
Statement Date 11/30/2023

G/L Balance (LCY)	77,707.10	Statement Balance	97,618.04
G/L Balance	77,707.10	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	97,618.04
Subtotal	77,707.10	Outstanding Checks	19,910.94
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	77,707.10	Ending Balance	77,707.10
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Checks							
10/23/2023	Payment	1940	JUAN CARLOS REYES		400.00	400.00	0.00
10/23/2023	Payment	1941	KELLY TIMMER		400.00	400.00	0.00
11/3/2023	Payment	1943	DEP. OF ECONOMIC OPPORT.		175.00	175.00	0.00
11/7/2023	Payment	DD146	Payment of Invoice 000820		267.39	267.39	0.00
11/8/2023	Payment	1944	VENTANA CDD		9,423.68	9,423.68	0.00
11/22/2023	Payment	1945	SPEAREM ENTERPRISES		90.00	90.00	0.00
11/22/2023	Payment	DD145	Payment of Invoice 000852		11,886.24	11,886.24	0.00
11/28/2023	Payment	DD143	Payment of Invoice 000859		969.30	969.30	0.00
11/28/2023	Payment	DD144	Payment of Invoice 000860		87.28	87.28	0.00
11/29/2023	Payment	DD142	Payment of Invoice 000875		438.07	438.07	0.00
11/30/2023		JE000401	Spectrum DD139		182.96	182.96	0.00
Total Checks					24,319.92	24,319.92	0.00
Deposits							
11/8/2023		JE000395	Tax Collector Payment	G/L	6,207.62	6,207.62	0.00
11/17/2023		JE000396	Tax Collector Payment	G/L	32,585.04	32,585.04	0.00
11/22/2023		JE000397	Tax Collector Payment	G/L	52,077.91	52,077.91	0.00
Total Deposits					90,870.57	90,870.57	0.00
Outstanding Checks							
7/13/2023	Payment	1877	BRIA FORD		75.00	0.00	75.00
11/30/2023	Payment	1946	VENTANA CDD		19,835.94	0.00	19,835.94
Total Outstanding Checks.....					19,910.94		19,910.94