

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT
REGULAR MEETING
March 13, 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
Michael Broadus, District Counsel
Tonja Stewart, District Engineer
Frank Franco, Clubhouse Manager
Gary Schwartz, Field Manager

Regular Meeting Agenda

Wednesday, March 13, 2024 at 6:00 p.m.

Join Team Meeting

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

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. Yellowstone Landscape Report**
- 5. Public Hearing Revising Recreational Policies**
 - A. Consideration of Revised Recreational Facilities Policies
 - B. Consideration of Resolution 2024-04, Revised Recreational Facilities Policies
- 6. Business Items**
 - A. Ratification of Resolution 2024-01, Fiscal Year 2023 Budget Amendment
 - B. Consideration of Resolution 2024-02, Designation of Officer
 - C. Consideration of Resolution 2024-03, General Election
 - D. Acceptance of Fiscal Year 2022 Audit
 - E. Ratification of Yellowstone Irrigation Repairs Proposal
 - F. Ratification of Yellowstone Pump Repair Proposal #389459
 - G. Consideration of Yellowstone Proposal for Remaining Mulch
 - H. Consideration of Yellowstone Palm Trimming Proposal
 - I. Consideration of Campus Suite Website Proposal
- 7. Attorney's Report**
- 8. Engineer's Report**
 - A. Discussion of Erosion Repair Proposals
- 9. Manager's Report**
 - A. Field Inspections Report
 - B. Aquatics Service Report
- 10. Clubhouse Manager**
- 11. Events Update**
- 12. Consent Agenda**
 - A. Approval of Minutes of the February 7, 2024 Regular Meeting,
 - B. Consideration of Operation and Maintenance Expenditures January 2024
 - C. Acceptance of the Financials and Approval of the Check Register for January 2024
- 13. Supervisors' Requests or Comments**
- 14. Adjournment**

*Next regularly scheduled meeting is April 10, 2024 at 6:00 p.m.

Fourth Order of Business

4A.

Ventana CDD

SITE AUDIT

Wednesday, 06 March 2024

Prepared For Ventana CDD Board

9 Issues Identified



Line Trimming

Assigned To Yellowstone Maintenance

Crews will remove the overgrown weeds that are taller than one foot from around all ponds during the next visit.



Awabuki Shrub Trimming

Assigned To Yellowstone Maintenance

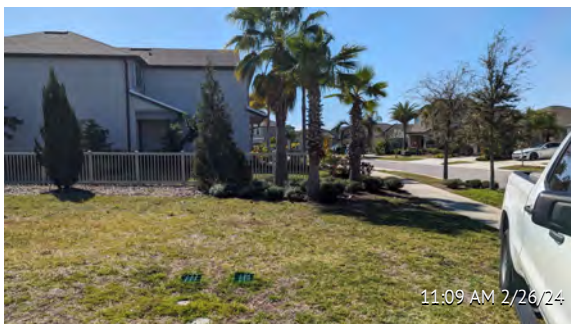
Crews will trim the awabuki and remove the leaf litter under the shrubs during the next visit.



Turf Weeds

Assigned To Yellowstone Horticulture

Yellowstone will schedule turf weed herbicide for the small park located at the back entrance.



Palm Tree Trimming

Assigned To Management

Yellowstone provided the estimate for palm tree trimming in this small park.



Broken Low Voltage Lamp

Assigned To Management

There is a broken low voltage lamp in the center median of Symmes & Ventana.



Turf Weeds

Assigned To Yellowstone Horticulture

Yellowstone will schedule Ventana CDD for turf weeds treatment.



Turf Weeds

Assigned To Yellowstone Horticulture

Yellowstone will schedule herbicide turf applications for Ventana to treat the weeds.



Landscape Renderings

Assigned To Management

Yellowstone will provide landscape renderings for the entrance.



Palm Tree Brace Removals

Assigned To Management

Recommend removal of palm tree braces within
The Ventana CDD Community.

A handwritten signature in black ink, appearing to read 'Aaron Frazier'.

Aaron Frazier

Yellowstone Landscape

Fifth Order of Business

5A.

Ventana Community Development District Recreational Facilities Policies

March, 2024

Definitions

“Board” shall mean the District’s Board of Supervisors.

“Clubhouse Manager” – shall mean the person or firm so designated by the Board to manage the Recreational Facilities.

“Clubhouse Staff” – shall mean the Clubhouse Manager, including their employees, or such other individuals so designated by the Board to operate the Recreational Facilities.

“District” shall mean the Ventana Community Development District.

“District Manager” shall mean the professional management company with which the District has contracted to provide management services to the District.

“District’s website” – shall mean <https://www.ventanacdd.com/>

“Guest” shall mean any individual who is invited by a Patron and must be accompanied to use the Recreational Facilities by a Patron.

“Non-Resident Annual User Fee” shall mean the fee established by the Board for any person that wishes to become a Non-Resident Member. The amount of the user fee is set forth herein, and that amount is subject to change based on Board action at a noticed public hearing.

“Non-Resident Member” shall mean any individual not owning property in the District who has paid the Non-Resident Annual User Fee to the District for use of the Recreational Facilities.

“Patron” shall mean Residents, Non-Resident Members, and Tenants, including and members of the households of any of the foregoing.

“Recreational Facilities” shall mean the properties and areas owned by the District intended for recreational use, including but limited to, the clubhouse building, pool, parking lot, green space, landscaping/hardscaping, passive parks, together with their appurtenant facilities and areas.

“Renter” shall mean any person who rents certain portions or spaces of the Recreational Facilities for specified events pursuant to the approval of the District staff.

“Resident” shall mean any person, spouse, or registered domestic partner of a person or family owning property within the District.

“Tenant” shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

Enforcement of Policies

The Board, the District Manager, and any Clubhouse Staff shall have full authority to enforce these policies. However, the Chair or Vice-Chair of the Board and the District Manager shall have the authority to waive strict application of any of these policies when prudent, necessary, or in the best interest of the District and its Patrons and their Guests. Such a temporary waiver of any policy shall not constitute a continuous, ongoing waiver of said policy.

Use of Recreational Facilities at Your Own Risk

Patrons and their Guests are welcome to enjoy the Recreational Facilities at their own risk and pursuant to the District's policies. The District does not provide on-site staff dedicated for the purpose of monitoring the use of the Recreational Facilities or safety of the Patrons, Renters, or their Guests. The District will not accept responsibility for any injuries from the use of the Recreational Facilities or damage or theft of personal property. The District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property.

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

Access Fobs

1. The District operates an access system for entry into certain Recreational Facilities equipped with access systems to ensure that only Patrons and their Guests enjoy such facilities.
2. The District issues 1 free initial Access fobs to the first owner of the house.
3. If the current Residents sell their property, then they may transfer their Access fobs to the purchaser of their home. If no transfer is made, then the new owners may purchase an access fob from the District for a non-refundable fee of \$25.00 per access fob.
4. Tenants who have proof of a valid rental agreement will be issued Access fobs after they pay the District a non-refundable fee of \$25.00 per access fob.
5. There is a \$25.00 non-refundable fee to replace a lost access fob or to purchase an additional access fob. No more than 2 Access fobs (issued to those 15 years or older) may be held by any household at any time.
6. Under no circumstance should a Patron provide their Access fobs to another person to allow them to utilize the Recreational Facilities. To obtain a access fob, proof of residence (Driver's License, State ID, warrantee deed, utility bill or a vehicle registration) is required.
7. Pursuant to industry best management practices the District purges its access fob database system every 4 years and requires Patrons to visit the clubhouse to re-activate their Access fobs. The District will provide at least 2 months' notice prior to purging the database.

Guests

Each Patron household may bring no more than 4 persons as Guests to the Recreational Facilities at one time.

1. Infants, 1 year old and younger, do not count towards the maximum guest total.
2. Patrons that are 15-17 who are visiting without a Patron at least 18 years of age may only bring 1 Guest that is at least 15 years of age or older.
3. This section does not apply to any Renters, if space has been rented then the number of Patron's attendees shall be limited applicable policies or by the capacity of such space.

General Policies

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these policies at a duly-noticed Board meeting and will notify the Patrons of any changes by posting such new policies on the District's website. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's policies, the Board must hold a duly-noticed public hearing.
2. All Patrons and their Guests shall abide by and comply with any and all federal, state, and local laws and ordinances while present at or utilizing the Recreational Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
3. Portions of the Recreational Facilities have 24-7 video surveillance, intended solely to ensure the property of the District is protected or to identify any persons who damage District property.
4. All Patrons and their Guests using the Recreational Facilities are expected to conduct themselves in a responsible, courteous, respectful, and safe manner, in compliance with all District policies governing the Recreational Facilities. Violation of the District's Policies and/or misuse or destruction of Recreational Facilities equipment may result in the suspension or termination of privileges with respect to the offending Patron in accordance with the policies set forth herein.
5. Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, children under 15 years of age must be accompanied by a parent, guardian, or adult Patron, 18 years of age or older. This policy is meant to follow the sound public policy and determination of appropriate age for minors to assume responsibility for their actions in accordance with the State of Florida's requirements for obtaining a Florida's learner's permit.
6. Patrons, Renters, or their Guests shall not bring, serve, or consume alcoholic beverages at the Recreational Facilities without authorization by the Board.
7. The Recreational Facilities are available for use by Patrons and their Guests during normal operating hours to be established and posted by the District.
8. Outdoor grilling is prohibited unless pre-approved by the District (which includes the 3 grills which are located outside the District's clubhouse). For those Patron(s) that have received pre-approval to use one of the grills located at the District's clubhouse, the Patron(s) shall clean the grill after use (including the removal of coals).

9. Patrons and Guests are responsible for cleaning up after themselves and disposing of trash in appropriate containers.
10. Patrons are responsible for any damage, contamination, pollution, or other such action they or their Guests cause to District property and will be responsible for the costs associated with repairing, treating, remediating, or fixing such District property.
11. Patrons are responsible for any and all actions taken by any of their Guests. Violation by a Guest of any of these policies as set forth by the District could result in loss of the privileges and/or membership of that Patron.
12. All Patrons and their Guests may be required to present a valid government issued identification card in order to gain access to the Recreational Facilities.
13. No Patron or Guest wearing a wet bathing suit may sit on the indoor clubhouse furniture.
14. Except for designated parking areas, off-road motorbikes/vehicles (including ATVs and motorized scooters) are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
15. Skateboarding and rollerblading are not permitted on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
16. There is no trespassing allowed in all designated wetland conservation and/or mitigation areas. Trespassers will be reported to the local authorities.
17. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted.
18. Fireworks of any kind are not permitted anywhere at or in the Recreational Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
19. Only District contractors, vendors, or authorized personnel are allowed in the service areas of the Recreational Facilities.
20. Except for District contractors, vendors, or authorized personnel, no watercrafts of any kind are allowed in any District stormwater ponds.
21. No fishing or swimming is permitted in any District stormwater ponds.
22. Audio or Video playing devices are not permitted unless they are personal units equipped with headphones. However, Clubhouse Staff is permitted to play music throughout the Recreational Facilities.
23. No signage or advertisements shall be posted or circulated within the Recreational Facilities property or other District property.

24. The Recreational Facilities shall not be used for commercial purposes without written permission from the District Manager or Clubhouse Manager. The term “commercial purposes” shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising. Any use of the Recreational Facilities on a regular basis for commercial purposes must be presented to the Board and if approved an agreement will need to be signed and appropriate certificate of insurance may be required.
25. The District Manager or Clubhouse Manager have the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies etc., at the Recreational Facilities, except with respect to user and rental fees that have been established by the Board. The District Manager or Clubhouse Manager also have the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Recreational Facilities for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the District Manager will coordinate the compensation from such programs or events to the District accordingly.
26. For any emergencies, please call 911. Afterwards please report all emergencies and injuries to the Clubhouse Manager as well as the District Manager via the contact information on the District’s website.
27. All malfunctioning or broken equipment should immediately be reported to the District Manager via the contact information on the District’s website.
28. No person shall remove or relocate any piece of furniture or piece of property in the Recreational Facilities that belongs to the District and/or their vendors and contractors, without prior written authorization.

Designation of Tenant to Use Resident's Membership Privileges

1. Residents who rent or lease out their home shall have the right to designate the Tenant of their home as the beneficial users of the Resident's membership privileges for purposes of Recreational Facilities use.
2. A Tenant who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Recreational Facilities as a Resident. If the Resident does not designate the Tenant as a beneficial user of the Resident's membership privileges, the Tenant will be required to pay the Non-Resident Annual User Fee to acquire a membership, unless that Tenant is a Guest.
3. During the period when a Tenant is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Recreational Facilities with respect to that membership.

Pets and Service Animals Policies

Dogs or other pets (with the exception of Service Animals- defined below) are not permitted on or within the Recreational Facilities. A "**Service Animal**" includes dogs or other pets trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

1. The Service Animal is out of control and its handler fails to take effective measures to control it
2. The Service Animal is not housebroken; or
3. The Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform. Where dogs or other pets are permitted on the grounds, they must be leashed. Owners of any pets are responsible for picking up after their pets as a courtesy to residents.

Pool Policies

1. There is no lifeguard on duty.
2. Swimming is permitted only during posted swimming hours which will be between ½ hour after sunrise and ½ hour prior to sunset.
3. Pool parties are not permitted.
4. The pool is not to be used during inclement weather (especially if lightning is present).
5. Proper swimwear is required. Loose clothing, especially with strings, is prohibited.
6. Children under 3 years of age and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.
7. The changing of diapers or clothes should only be done in the restrooms.
8. No one with skin disease, nasal or ear discharge, open cut or communicable disease shall be permitted in the pool.
9. Persons that are ill with diarrhea cannot enter the pool.
10. No glass containers are permitted in the fenced in pool area or bathrooms.
11. No Food or Beverages are permitted in the pool or on the wet deck.
12. Patrons and their Guests should shower before entering the pool.
13. The pool furniture may not be reserved and is on a first-come basis for usage.
14. Pool furniture must be kept 10 feet from the pools edge at all times.
15. Pool Furniture should not be removed from the fenced in pool area.
16. Umbrellas must be lowered after use.
17. No profanity, loud noises, harassment, diving, flips, back jumps, running, pushing, rough housing, chicken fighting, horseplay, or other dangerous actions is permitted.
18. No swinging on ladders, fences, or railings is permitted.
19. No skates, skateboards, scooters, or bicycles are permitted within the fenced in pool area.
20. Provided they are used in a normal and safe manner, only Coast Guard approved personal floatation devices, lap swimming kickboards, masks, goggles, and water wings and permitted in the pool. All other aquatic toys and equipment are not permitted in the pool. Clubhouse Staff has the final say regarding the use of any and all recreational floatation devices.
21. Swimming lanes must be kept open when in use by lap swimmers, water walking or jogging.
22. Hanging on lane lines or floating lines and interfering with lap-swimming is prohibited.
23. Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.

Playground and Pickle Ball Court Policies

1. Proper footwear and clothing are required. Loose clothing, especially with strings, is prohibited.
2. Mulch must not be picked up, thrown, or kicked for any reason.
3. No food, drinks, or gum are permitted at the playground.
4. No glass containers are permitted at the playground.
5. No jumping off from any climbing bar or platform.
6. Profanity, rough-housing, and disruptive behavior are prohibited.

District Common Areas:

1. Fishing in or around any Water Body that is owned by the District is strictly prohibited.
2. Except for authorized maintenance personnel, vehicles may not be driven or parked on District owned common areas, lake banks, pond banks, or conservation areas which are not designated as parking areas or roads.
3. Except for authorized District events, alcoholic beverages are strictly prohibited.
4. No trash can be left in any District owned common area, lake banks, pond banks or conservation areas.

General Parking Policies:

1. There should be no parking of vessels on any District property.
2. There should be no parking of vehicles on any District property except for on the Parking Lot.
3. Vehicles must not be parked in any way which blocks the normal flow of traffic, or in any way that limits the ability of emergency service workers to respond to situations.
4. Unless authorized in writing by the District, only vehicles that can fit in a standard parking space are permitted to park in the Parking Lot.
 - a. No commercial vehicles (other than vendors currently servicing the District), RVs, boats, trailers, moving trucks, or oversized vehicles are permitted.
5. The Parking Lot is only intended for the parking of vehicles operated by:
 - a. Patrons using the Recreational Facilities during hours of operation
 - b. Visitors for an authorized event under a Private Event Rental Agreement
 - c. Any member of the general public attending a District meeting
 - d. Any residents or visitors for a Homeowners Association meeting
6. The District does not provide any security or monitoring for the Parking Lot and assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.
7. No overnight (between 10:00 pm and 6:00 am) parking is permitted.
8. All vehicles must have valid and proper license plates and registration affixed to their vehicles. Unregistered vehicles may be reported to license inspectors or law enforcement as a violation of Section 320.02, Florida Statutes. Additionally unregistered vehicles may be considered to have been abandoned and reported to law enforcement or code enforcement.
9. Unauthorized parking may result in being towed or reported to the local authorities for trespassing.
10. These policies are in addition to, and exclusive of, various state laws, county regulations, or homeowners' association standards governing parking.

Towing Policies:

1. Any vehicle or vessel that is parked on District property or the Parking Lot in violation of this policy or applicable regulatory requirements may be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
2. The District shall keep a logbook of all violations of the District's parking restrictions.
3. Upon discovery of a first-time violation:
 - a. an Authorized Representative shall affix a warning to the vehicle or vessel.
 - i. The warning shall include the date, time, location, violation, and a notice that if the vehicle or vessel is still in violation within 24 hours it shall be subject to towing.
 - b. an Authorized Representative shall take a picture evidencing the warning and the violation.
 - c. then an Authorized Representative shall enter the relevant information (including but not limited to the make, model, color, and license plate) in the logbook and provide the picture to the District's records custodian.
 - d. If an Authorized Representative finds that the vehicle or vessel remains in violation after 24 hours of the warning, they shall:
 - i. take a picture evidencing the failure to move the vehicle or vessel
 - ii. enter the relevant information in the logbook and provide the picture to the District's records custodian.
 - iii. then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.

4. Upon discovery of a subsequent violation within 2 calendar years of a first-time violation:
 - a. an Authorized Representative shall take a picture evidencing the unauthorized parking
 - b. enter the relevant information in the logbook and provide the picture to the District's records custodian.
 - c. then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.

Non-Resident Annual User Fee

The residents of the District pay both debt assessments and annual operation and maintenance assessments in exchange for the benefits provided by the District's infrastructure and services, including but not limited to the Recreational Facilities. To be fair and equitable to the residents of the District, any person who wish to enjoy the Recreational Facilities will be required to pay a fair and reasonable user fee that covers a proportional share of the District's administrative expenses, infrastructure expenses, operation and maintenance expenses, and reserve expenses of the Recreational Facilities and the requisite supporting infrastructure. The Board may elect to cap the number of Non-Resident Members to account for size and capacity limitations of the Recreational Facilities.

Anyone who desires to become a Non-Resident Member may purchase an annual membership for use of the Recreational Facilities on a year-to-year basis. The Non-Resident Annual User Fee is \$1,800 per household, payable in advance. The rate for an individual is the same as for a family. Upon purchase of the membership, the Non-Resident Member is entitled to 2 Access fobs for a family unit. Membership becomes effective upon the date full payment of the Non-Resident Annual User Fee and the Non-Resident Member Application are received by the District. The Non-Resident Annual User Fee rate is subject to change from year to year based upon the costs of operation of the Recreational Facilities.

Rental Policies

The meeting rooms portion of the clubhouse may be rented for private events. Only 1 meeting room is available for rental during regular hours of operation. The meeting rooms may be rented during non-regular hours. Rentals may be made by both Patrons and non-Patrons subject to the rates table below. Rentals may not be made by Patrons more than 6 months prior to the event. Rentals made by non-Patrons may be made no more than 3 months in advance of the event. Rentals must be done in person at the clubhouse with the Clubhouse Manager and are processed on a first come first serve basis. Renters interested in doing so should contact the Clubhouse Manager regarding the anticipated date and time of the event to determine availability. Please note that the meeting rooms may be unavailable for private events on the following holidays and on surrounding dates:

Easter Sunday	Memorial Day Weekend	4 th of July
Labor Day Weekend	Thanksgiving	Christmas Eve
Christmas Day	New Year's Eve	

The District retains the right to reserve the Recreational Facilities and additional facilities for District use at any time. Since the revocation of access privileges impacts Patrons more than non-Patrons and since the District may have alternatives to enforce violations of the District's policies against Patrons, the fees associated with renting the space are higher for non-Patrons. These fees are solely intended to ensure that the District is reasonably compensated for renting the space and also are in place to ensure the District can recoup some costs in the event there is damage to the space.

1. **Maximum Rental Duration.** Rentals may be made for up to 4 total hours (including set-up and post-event cleanup)
2. **Rental Fees:** A non-refundable room rental fee will be charged according to the schedule below:

Patron Rates	\$50.00 for up to 4 hours; \$25.00 each additional hour
non-Patron Rates	\$250.00 for up to 20 attendees \$450.00 for 21 attendees or more, up to the maximum designated occupancy

3. **Deposit:** A refundable deposit of \$200.00 is required for any rental.
4. **Rental Process:** Renters interested in renting a room must submit to the Clubhouse Manager, no later than 14 days prior to the event, a completed Meeting Room Rental Application indicating the date of the event, the hours when the event will be held, a description of the event, the number of attendees that will be attending, and whether food or drinks (including alcohol) will be served. The Clubhouse Manager will determine if a Special Event Agreement (including evaluating if security services are needed to ensure public safety and any applicable costs will be the responsibility of the Renter along with naming the District as an additional insured) will need to be executed prior to use of the meeting rooms. Where determined by the Clubhouse Manager to be required, a properly executed Special Event Agreement, along with all documentation required therein, must be received by the Clubhouse Manager no less than 10 days prior to the date of the event. The Clubhouse Manager will review the Meeting Room Rental Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the Board for consideration.

5. **Payment to the District upon Approval.** Upon approval and no later than 10 days from the rental date Renters should submit a check or money order or pay by credit or debit card (no cash) to the Clubhouse Manager made payable to the Ventana Community Development District for the rental fee (if applicable) and for the deposit (should be separate checks or money orders or separate transactions for credit or debt cards). Failure to submit the applicable payments in time may result in the room not being reserved. Checks will be cashed by the District prior to the event.
6. **Insurance:** Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance. The District and its supervisors, staff, and contractors is to be named on these policies as an additional insured party.
7. **Cancellations:** The Renter must provide written notice of cancellation to the Clubhouse Manager at least 10 days prior to the event. If the rental is cancelled less than 10 days prior to the event, 50% of the deposit will be retained as a cancellation fee and the remainder deposit will be returned to the Renter. Rental Fees are not subject to a refund.
8. **Refund of Deposit.** The District will issue a refund for the amount of the deposit following the event provided the Clubhouse Manager determines that there has been no damage to the Recreational Facilities and the premises has been properly cleaned after use. If the premises is not properly cleaned, the deposit will be kept for this purpose. To receive a full refund of the deposit, the following must be completed:
 - a. Ensure that all garbage is removed and placed in the outside receptacles.
 - b. Remove all displays, party favors, or remnants of the event.
 - c. Restore the furniture and other items to their original position.
 - d. Wipe off counters, tabletops, and sink area.
 - e. Replace garbage liner.
 - f. Clean out and wipe down the refrigerator, and all cabinets and appliances used. Clean any windows and doors in the rented room. Floor should be swept clean.
 - g. Restrooms must be checked and cleaned if necessary.
 - h. Ensure that no damage has occurred to the Recreational Facilities.

If additional cleaning is required, the Renter will be liable for any expenses incurred by the District to hire an outside cleaning contractor. Additional cleaning costs shall first be subtracted from the amount of deposit. If the deposit is insufficient to cover all such cleaning costs, the Clubhouse Manager shall bill the Renter for the remaining balance. The Clubhouse Manager shall determine the amount of deposit to return, if any.

9. **Additional Policies:**
 - a. Renters renting the facilities are responsible for ensuring that their attendees adhere to the policies set forth herein.
 - b. Please note all policies remain in force for these special circumstances and the District has final say in these matters.
 - c. The volume of live or recorded music must not violate applicable county noise ordinances.
 - d. Additional liability insurance coverage will be required for certain events the District feels should require additional liability coverage on a case-by-case basis to be reviewed by the District Manager or Board. The District is to be named on these policies as an additional insured party.

- e. Unless the Renter renting the facilities is a Patron, they shall not use any other portion of the Recreational Facilities.

Suspension and Termination of Privileges

1. **Violations.** The privileges of a Patron to use the Recreational Facilities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a. Submits false information on any application for use of the Recreational Facilities.
 - b. Permits the unauthorized use of an access fob.
 - c. Exhibits unsatisfactory behavior or appearance.
 - d. Fails to pay fees or assessments owed to the District in a proper and timely manner.
 - e. Fails to abide by any policies established for the use of the Recreational Facilities or other policies of the District.
 - f. Treats the District's supervisors, contractors, other representatives, or other Patrons, in an unreasonable or abusive manner.
 - g. Damages or destroys District property.
 - h. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, other representatives, or other Patrons.
2. **Documentation of Violations.** The Clubhouse Staff or District Manager shall record all violations, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. The Clubhouse Staff shall file such report with the District Manager within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws.
3. **Suspension by the Clubhouse Manager or District Manager**
 - a. The Clubhouse Manager or District Manager may at any time suspend a Patron's privileges to use the Recreational Facilities for committing any of the violations outlined above.
 - b. The Clubhouse Manager or District Manager shall ask the Patron to leave the Recreational Facilities immediately and shall call local law enforcement for assistance if the Patron fails to comply with the request.
 - c. Such suspension shall be for a maximum period of 30 consecutive days.
 - d. In determining the length of any suspension, the Clubhouse Manager or District Manager, shall take into account the nature of the conduct and any prior violations.
4. **Longer Suspension or Termination of Privileges by the Board.**
 - a. The Clubhouse Manager or District Manager may recommend to the Board, or the Board on its own initiative may elect to consider, a longer suspension or termination of a Patron's privileges for committing any of the violations.
 - b. At least 14 days prior to any Board meeting where a longer suspension or termination is to be considered, the District shall send written notice of the meeting by United States mail to the Patron's last known address.
 - c. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension or permanent termination of a Patron's privileges to use the Recreation Facilities.
 - d. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.
5. **Trespass.** If a Patron subject to a suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.

6. Appeal of Suspension

- a. A Patron subject to a suspension may appeal the suspension to the District's Board by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson with a copy to the District Manager.
- b. The filing of a request for an appeal shall not result in the stay of the suspension.
- c. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered.
- d. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
- e. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension, to address the appeal and any violations.
- f. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

5B.

TO BE SENT UNDER SEPARATE COVER

Sixth Order of Business

6A.

RESOLUTION 2024-01

**A RESOLUTION AMENDING VENTANA COMMUNITY
DEVELOPMENT DISTRICT GENERAL FUND BUDGET FOR
FISCAL YEAR 2023**

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of Ventana Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2023, and

WHEREAS, the Board desires to reallocate funds budgeted to reappropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 8th day of November 2023 and be reflected in the monthly and Fiscal Year End 9/30/2023 Financial Statements and Audit Report of the District.

**Ventana
Community Development District**

By: _____
Chairman

Attest:

By: _____
Secretary

Ventana

Community Development District

General Fund

Proposed Budget Amendment
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>					
Special Assmnts- Tax Collector	\$ 662,216	5,092	667,308	\$ 667,308	-
Other Miscellaneous Revenues	\$ -	3,793	3,793	\$ 3,793	-
Special Assmnts- CDD Collected		37,256	37,256	\$ -	(37,256)
TOTAL REVENUES	662,216	46,141	708,357	671,101	(37,256)
<u>EXPENDITURES</u>					
<u>Administration</u>					
Supervisor Fees	12,000	-	12,000	4,400	(7,600)
ProfServ-Trustee Fees	8,400	(211)	8,189	8,189	-
Disclosure Report	8,400	-	8,400	8,400	-
District Counsel	6,000	12,210	18,210	18,210	-
District Engineer	4,500	(35)	4,465	4,465	-
District Manager	45,000	1,958	46,958	46,958	-
Accounting Services	-	3,375	3,375	3,375	-
Auditing Services	6,900	-	6,900	6,900	-
Website Compliance	1,500		1,500	1,500	-
Email Hosting Vendor	300		300	-	(300)
Postage	-	1,680	1,680	1,680	-
Postage, Phone, Faxes, Copies	500	1,021	1,521	1,521	-
Legal Advertising	2,200	2,754	4,954	4,954	-
Bank Fees	250	(226)	24	24	-
Website Administration	1,500	1,976	3,476	3,476	-
Dues, Licenses, Subscriptions	175	116	291	291	-
Total Administration	97,625	24,618	122,243	114,343	(7,900)
<u>Electric Utility Services</u>					
Utility - Electric	113,400	24,450	137,850	137,850.00	-
Total Electric Utility Services	113,400	24,450	137,850	137,850	-
<u>Garbage/Solid Waste Services</u>					
Garbage Collection	4,200	(2,195)	2,005	2,005	-
Total Garbage/Solid Waste Services	4,200	(2,195)	2,005	2,005	-
<u>Water-Sewer Comb Utility Services</u>					
Utility - Water	5,000	884	5,884	5,884	-
Total Water-Sewer Comb Utility Services	5,000	884	5,884	5,884	-

Other Physical Environment

ProfServ-Field Management	12,000	(1,200)	10,800	10,800	-
Midge Fly Treatment	4,600	(4,600)	-	-	-
Amenity Center Cleaning & Supplies	6,050	3,039	9,089	9,089	-
Contracts-Aquatic Control	11,000	19,476	30,476	30,476	-
Contracts-Pools	15,000	(3,316)	11,684	11,684	-
Amenity Center Pest Control	1,800	-	1,800	1,800	-
Onsite Staff	56,857	(14,759)	42,098	42,098	-
Waterway Fish Stocking	2,500	(2,500)	-	-	-
Insurance - General Liability	3,587	(374)	3,213	3,213	-
Public Officials Insurance	2,935	(306)	2,629	2,629	-
Insurance -Property & Casualty	20,412	(1,701)	18,711	18,711	-
R&M-Ponds	5,000	(2,270)	2,730	2,730	-
R&M-Pools	2,500	2,430	4,930	4,930	-
R&M-Annals	21,000	(21,000)	-	-	-
Amenity Maintenance & Repairs	34,200	(11,990)	22,210	22,210	-
Landscape Maintenance	150,000	29,803	179,803	179,803	-
Entry/Gate/Walls Maintenance	5,000	(1,496)	3,504	3,504	-
Mulch & Tree Trimming	30,000	(17,861)	12,139	12,139	-
Miscellaneous Maintenance	10,000	10,000	20,000	-	(20,000)
Irrigation Maintenance	5,000	(3,201)	1,799	1,799	-
Holiday Decoration	17,550	(6,409)	11,141	11,141	-
Capital Improvements	25,000	(19,500)	5,500	5,500	-
Total Other Physical Environment	441,991	(47,735)	394,256	374,256	(20,000)
Reserves					
HOA Reserve	-	46,119	46,119	46,119	-
Total Reserves	-	46,119	46,119	46,119	-
TOTAL EXPENDITURES	662,216	46,141	708,357	680,457	96.06%

6B.

RESOLUTION 2024-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF VENTANA
COMMUNITY DEVELOPMENT DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown to wit:

<u>Juan Carlos Reyes</u>	Chair
<u>MaryJo Alford-Roberson</u>	Vice-Chair
<u>Jayna Cooper</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Bryan Radcliff</u>	Assistant Secretary
<u>Angie Grunwald</u>	Assistant Secretary
<u>Brian Lamb</u>	Assistant Secretary
<u>Kelly Trimmers</u>	Assistant Secretary
<u>Le Carl Lockley</u>	Assistant Secretary
<u>Adewumi Olowoyo</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 13th day OF MARCH 2024

ATTEST:

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice- Chairman of the Board of Supervisors

6C.

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Hillsborough County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the general election (“**General Election**”).

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Kelly Timmer, and Seat 2, currently held by Le Carl Lockley are scheduled for General Election on November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2024. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 13th day of March, 2024.

**VENTANA COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Exhibit A: Notice of Qualifying Period

Exhibit A:
Notice of Qualifying Period

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
VENTANA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Ventana Community Development District (“District”) will commence **at noon on June 10, 2024, and close at noon on June 14, 2024**. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at 2514 N. Falkenburg Rd., Tampa, FL 33619; Ph: (813) 744-5900. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Ventana Community Development District has two (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

6D.

**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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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	<u>1,669,342</u>	<u>1,899,396</u>
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	<u>1,893,118</u>	<u>5,250,447</u>
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)	<u>(4,186,529)</u>	<u>(835,478)</u>
Net position - ending	<u>\$ (4,410,305)</u>	<u>\$ (4,186,529)</u>

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			



**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



**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



**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.

6E.



Yellowstone Landscape (Tampa)

30319 Commerce Drive, San Antonio, FL 33576 - 813.223.6999

Property

Ventana CDD
11101 Ventana Groves Blvd
Riverview, FL 33578

Inspection

Date: 1/17/2024
Inspector: Jason Mixell

Estimate Summary

Labor: 27 hours, 57 minutes - \$2,096.25
Materials: \$2,049.89

Total: \$4,146.14
(plus applicable taxes)

Service Summary

Service	Quantity	Cost
Repair Drip Line	35	\$700.00
Repair Lateral Line	14	\$665.00
Replace Sprinkler Head	19	\$278.14
Replace Valve	2	\$495.00
Troubleshoot Valve	8	\$2,008.00
Total (plus applicable taxes):		\$4,146.14

Jayna Cooper

Signature

01/25/2024

Date

Service Detail

General					
Asset	Service	Notes	Labor	Materials	Total
Drip Line 1	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
Drip Line 1	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
Drip Line 2	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
Drip Line 2	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
Drip Line 2	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
Drip Line 2	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
Drip Line 2	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
Drip Line 2	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
Drip Line 2	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
Drip Line 2	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 broken feeder tee	\$15.00	\$5.00	\$20.00
Drip Line 2	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 broken feeder tee	\$15.00	\$5.00	\$20.00

Asset	Service	Notes	Labor	Materials	Total
Drip Line 3	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 broken feeder tee	\$15.00	\$5.00	\$20.00
Drip Line 3	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
Drip Line 3	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 broken feeder tee	\$15.00	\$5.00	\$20.00
Drip Line 4	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 broken feeder tee	\$15.00	\$5.00	\$20.00
Drip Line 4	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 broken feeder tee	\$15.00	\$5.00	\$20.00
Drip Line 4	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
Drip Line 5	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
Drip Line 5	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
Drip Line 8	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
Drip Line 9	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
Drip Line 9	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut feeder tee	\$15.00	\$5.00	\$20.00

Asset	Service	Notes	Labor	Materials	Total
Drip Line 9	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
Drip Line 10	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
Drip Line 11	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
Drip Line 12	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
Drip Line 13	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Caused by Crew: No Hours: 0.2 cut dripline	\$15.00	\$5.00	\$20.00
Drip Line 14	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
Drip Line 15	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
Drip Line 16	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 cut drip	\$15.00	\$5.00	\$20.00
Lateral Line 1	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1" Hours: 0.5 broken lateral line	\$37.50	\$10.00	\$47.50
Lateral Line 1	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 3/4" Hours: 0.5 broken lateral for feeder tee	\$37.50	\$10.00	\$47.50
Lateral Line 2	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1" Hours: 0.5 broken lateral line	\$37.50	\$10.00	\$47.50

Asset	Service	Notes	Labor	Materials	Total
Lateral Line 2	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1" Hours: 0.5 broken lateral line	\$37.50	\$10.00	\$47.50
Lateral Line 2	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 3/4" Hours: 0.5 broken lateral for feeder tee	\$37.50	\$10.00	\$47.50
Lateral Line 3	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1" Hours: 0.5 broken lateral line	\$37.50	\$10.00	\$47.50
Lateral Line 3	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1" Hours: 0.5 broken lateral line	\$37.50	\$10.00	\$47.50
Lateral Line 3	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 3/4" Hours: 0.5 broken lateral line for feeder tee	\$37.50	\$10.00	\$47.50
Lateral Line 4	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 3/4" Hours: 0.5 broken lateral line	\$37.50	\$10.00	\$47.50
Lateral Line 4	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 3/4" Hours: 0.5 broken lateral line for feeder tee	\$37.50	\$10.00	\$47.50
Lateral Line 6	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 3/4" Hours: 0.5 broken lateral line for feeder tee	\$37.50	\$10.00	\$47.50
Sprinkler Head 1	<u>Replace</u>	Part: Nozzle Hours: 0,15 clogged nozzle	\$11.25	\$2.23	\$13.48
Sprinkler Head 1	<u>Replace</u>	Part: Nozzle Hours: 0.15 clogged nozzle	\$11.25	\$2.23	\$13.48
Sprinkler Head 2	<u>Replace</u>	Part: Nozzle Hours: 0.15 clogged nozzle	\$11.25	\$2.23	\$13.48

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 3	<u>Replace</u>	Part: Nozzle Hours: 0.15 clogged nozzle	\$11.25	\$2.23	\$13.48
Sprinkler Head 4	<u>Replace</u>	Part: Nozzle Hours: 0.15 clogged nozzle	\$11.25	\$2.23	\$13.48
Sprinkler Head 5	<u>Replace</u>	Part: Nozzle Hours: 0.15 clogged nozzle	\$11.25	\$2.23	\$13.48
Sprinkler Head 6	<u>Replace</u>	Part: Nozzle Hours: 0.15 clogged nozzle	\$11.25	\$2.23	\$13.48
Valve 1	<u>Troubleshoot</u>	Hours: 1 bad decoder	\$75.00	\$165.00	\$240.00
Valve 1	<u>Troubleshoot</u>	Hours: 1 broken drip valve	\$75.00	\$187.00	\$262.00
Valve 1	<u>Troubleshoot</u>	Hours: 1 bad solenoid or decoder	\$75.00	\$165.00	\$240.00
Valve 1	<u>Troubleshoot</u>	Hours: 1 valve is not opening all the way zone has no pressure need new vale	\$75.00	\$187.00	\$262.00
Valve 1	<u>Troubleshoot</u>	Hours: 1 valve not opening all the way need to troubleshoot	\$75.00	\$187.00	\$262.00
Valve 1	<u>Troubleshoot</u>	Hours: 1 not opening up all the way need to troubleshoot	\$75.00	\$187.00	\$262.00
Valve 2	<u>Troubleshoot</u>	Hours: 1 bad decoder needs replaced tested with handheld programmer	\$75.00	\$165.00	\$240.00
Valve 3	<u>Troubleshoot</u>	Hours: 1 valve needs to troubleshoot decoder	\$75.00	\$165.00	\$240.00

Controller 1 ,73 zones > Zone 2 spray

Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Replace</u>	Valve Size: 2" Hours: 1 bad solenoid needs replaced. Hunter	\$75.00	\$65.00	\$140.00

Controller 1 ,73 zones > Zone 6 Spray

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 2	<u>Replace</u>	Part: Nozzle Hours: 0.15 clogged nozzle	\$11.25	\$2.23	\$13.48

Controller 1 ,73 zones > Zone 8 Spray

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 1	<u>Replace</u>	Part: Nozzle Hours: 0.15 clogged nozzle	\$11.25	\$2.23	\$13.48

Controller 1 ,73 zones > Zone 11 Spray

Asset	Service	Notes	Labor	Materials	Total
Lateral Line 1	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1/2" Hours: 0.5 broken lateral line	\$37.50	\$10.00	\$47.50

Controller 1 ,73 zones > Zone 14 Spray

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 1	<u>Replace</u>	Part: Nozzle Hours: 0.15 clogged nozzle	\$11.25	\$2.23	\$13.48
Sprinkler Head 2	<u>Replace</u>	Part: Nozzle Hours: 0.15 clogged nozzle	\$11.25	\$2.23	\$13.48

Controller 1 ,73 zones > Zone 19 Sprays

Asset	Service	Notes	Labor	Materials	Total
Lateral Line 2	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1" Hours: 0.5 broken lateral line	\$37.50	\$10.00	\$47.50
Sprinkler Head 2	<u>Replace</u>	Part: Nozzle Hours: 0.15 broken nozzle	\$11.25	\$2.23	\$13.48
Sprinkler Head 3	<u>Replace</u>	Part: Nozzle Hours: 0.15 clogged nozzle	\$11.25	\$2.23	\$13.48

Controller 1 ,73 zones > Zone 26 Bubblers

Asset	Service	Notes	Labor	Materials	Total
Lateral Line 5	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1/2" Hours: 0.5 broken flex pipe for bubbler	\$37.50	\$10.00	\$47.50

Controller 1 ,73 zones > Zone 27 Spray

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 1	<u>Replace</u>	Part: Nozzle Hours: 0.15 broken nozzle	\$11.25	\$2.23	\$13.48

Controller 1 ,73 zones > Zone 28 Spray

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 1	<u>Replace</u>	Part: Nozzle Hours: 0.15 clogged nozzle	\$11.25	\$2.23	\$13.48

Controller 1 ,73 zones > Zone 30 Drip

Asset	Service	Notes	Labor	Materials	Total
Drip Line 8	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 broken feeder tee	\$15.00	\$5.00	\$20.00
Drip Line 9	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 broken feeder tee	\$15.00	\$5.00	\$20.00

Controller 1 ,73 zones > Zone 31 Drip

Asset	Service	Notes	Labor	Materials	Total
Valve 2	<u>Replace</u>	Valve Size: 2" Hours: 2 bad solenoid valve is throttled down	\$150.00	\$205.00	\$355.00

Controller 1 ,73 zones > Zone 37 Drip

Asset	Service	Notes	Labor	Materials	Total
Drip Line 3	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 broken drip	\$15.00	\$5.00	\$20.00
Drip Line 4	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 broken drip	\$15.00	\$5.00	\$20.00

Controller 1 ,73 zones > Zone 39 Spray

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 4	<u>Replace</u>	Part: Nozzle Hours: 0.15 clogged nozzle	\$11.25	\$2.23	\$13.48

Controller 1 ,73 zones > Zone 48 sprays

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 Hours: 0.25 broken 6" pop up	\$18.75	\$16.75	\$35.50

Controller 1 ,73 zones > Zone 55 sprays

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 1	<u>Replace</u>	Part: Nozzle Hours: 0.15 needs to be a 90-210 nozzle	\$11.25	\$2.23	\$13.48

Controller 1 ,73 zones > Zone 62 sprays

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 6	<u>Replace</u>	Part: Nozzle Hours: 0.15 broken nozzle	\$11.25	\$2.23	\$13.48

Controller 1 ,73 zones > Zone 66 drip

Asset	Service	Notes	Labor	Materials	Total
Drip Line 2	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 broken drip	\$15.00	\$5.00	\$20.00

Asset	Service	Notes	Labor	Materials	Total
Drip Line 3	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.2 broken drip	\$15.00	\$5.00	\$20.00

6F.



Proposal #389459

Date: 02/12/2024

From: Juan Perez

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

Ventana Well #3 need repair found on 2/9/24

Terms: Net 30

This estimate is to repair the system do have Good power and good resistance to the pump and motor. Tank is water- logged. This needs replacement the soon as possible the property is only running with one water Pump only at this time. This will affect some areas do to have low water pressure on all areas

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Installation	4.00	\$205.485	\$821.94
5 HP Grundfos CU3315P Smartflo 50 VFD	1.00	\$6,435.680	\$6,435.68
Challenger 44 Gal Press Tank	1.00	\$1,308.900	\$1,308.90
4"x 4" x8" Reinforced concrete post to mount controls	1.00	\$245.990	\$245.99
Misc Fittings	1.00	\$136.990	\$136.99

Client Notes



Signature

x

Jayna Cooper

SUBTOTAL	\$8,949.50
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SALES TAX	\$0.00
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TOTAL	\$8,949.50
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Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: Jayna Cooper

Title: District Manager

Date: 02/19/24

Assigned To

Juan Perez
Office:
jperez@yellowstonelandscape.com

6G.



Proposal #396606

Date: 02/29/2024

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

Cocoa Brown Mulch Installation

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Cocoa Brown Mulch install	150.00	\$8,630.37

Client Notes

Estimate provided for installation of 150 additional yards cocoa brown mulch.

Signature x	SUBTOTAL	\$8,630.37
	SALES TAX	\$0.00
	TOTAL	\$8,630.37

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

6H.



March 06, 2024
Ventana CDD

Contract No. - 398398

Estimate provided for palm tree trimming at the small park of Ventana CDD.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Arbor Cost	1.00	\$1,041.12	\$1,041.12
			\$1,041.12

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Arbor	\$0.00	\$1,041.12
		\$0.00
		\$1,041.12

Sale	\$1,041.12
Sales Tax	\$0.00
Total	\$1,041.12

By _____
Aaron Frazier Sr.

Date 3/6/2024

Yellowstone Landscape

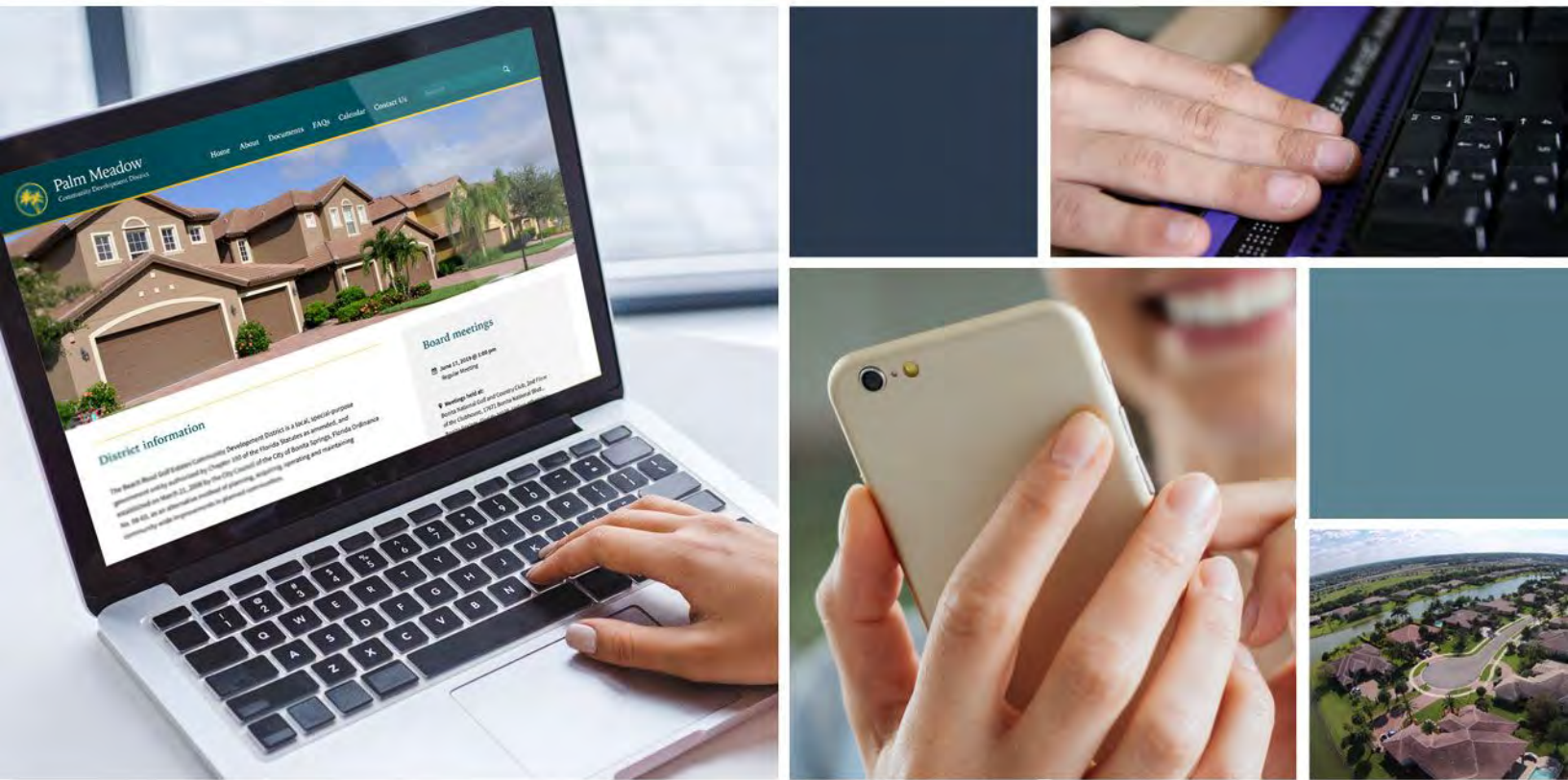
By _____

Date _____

Ventana CDD



6I.



Keeping your community informed. And you compliant.

Ventana Community Development District

Proposal date: 02 / 13 / 2024
Proposal ID: BMQSB-9MIXD-OHHTU-NJNJQ

Pricing.....2
Services.....3-5
FAQs.....6
Statement of work.....7-8
Terms and conditions.....9-12



Ted Saul
Director - Digital Communication
 *Certified Specialist*



Pricing

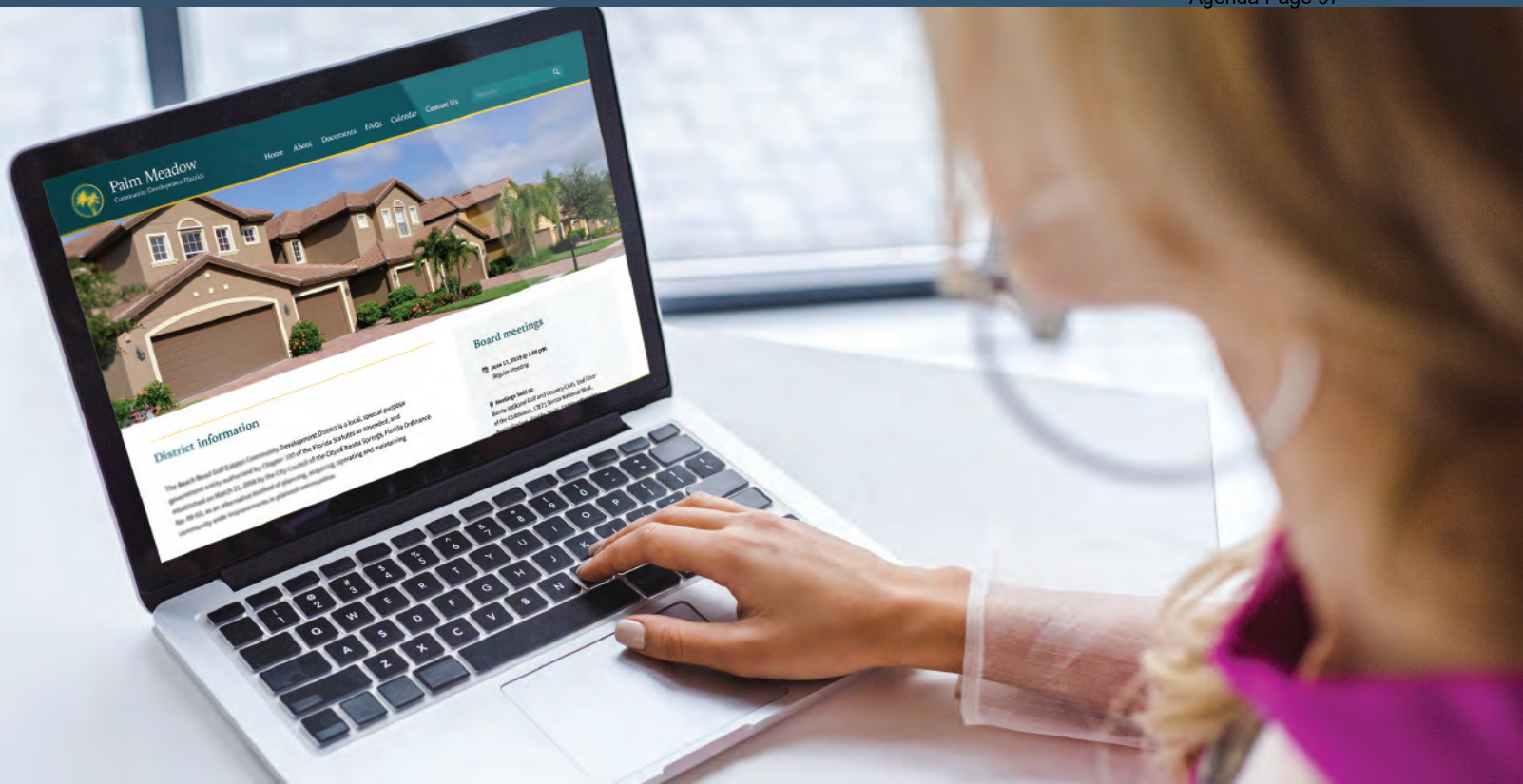
Effective date: 03 / 01 / 2024

Implementation	Quantity	Subtotal
On-boarding of ADA Compliant Website and Remediation of Historical Documents <ul style="list-style-type: none"> • Migration website pages and present on a staged website for approval • Initial PDF Accessibility Compliance Service for unlimited pages of remediation 	1	\$2,325.00
<hr/>		
Annual ongoing services	Quantity	Subtotal
Website services <ul style="list-style-type: none"> • Hosting, support and training for users • Website management tools to make updates • Secure certification (https) • Monthly accessibility site reporting, monitoring and error corrections 	1	\$600.00
<hr/>		
Ongoing PDF Accessibility Compliance Service <ul style="list-style-type: none"> • Remediation of all PDFs stored on your website • Remediation of unlimited PDF pages • Dashboard for reporting and managing all PDFs • 48-hour turnaround for fixes for board agendas • PDF manager dashboard 	Unlimited	\$937.50
<hr/>		
Social Media Manager		Included

**Maximum PDF pages per 12 month period*

Total: \$3,862.50





Accountable, compliant communications

Keeping your residents and property owners informed is a big responsibility – one that requires constant diligence. Staying current with the laws that apply to public access to district records, reports and other legal requirements presents a big challenge for many CDD communities.

When it comes to your website and all the web-based documents you are required to publish, they all need to be fully accessible. Florida statutes and federal laws require you and every special district be compliant with ADA (Americans with Disabilities Act) and accessibility regulations.

Keeping it all accessible – and legal

Campus Suite provides the total accessibility solution to keep all your web communications and web documents on the right side of these laws – specifically chapters 189 and 282 of the Florida Statutes.

Designed for districts



Easy-to-update website, hosting and support



Worry-free ADA-compliance, auditing and full reporting



Meets Florida statutes and federal laws

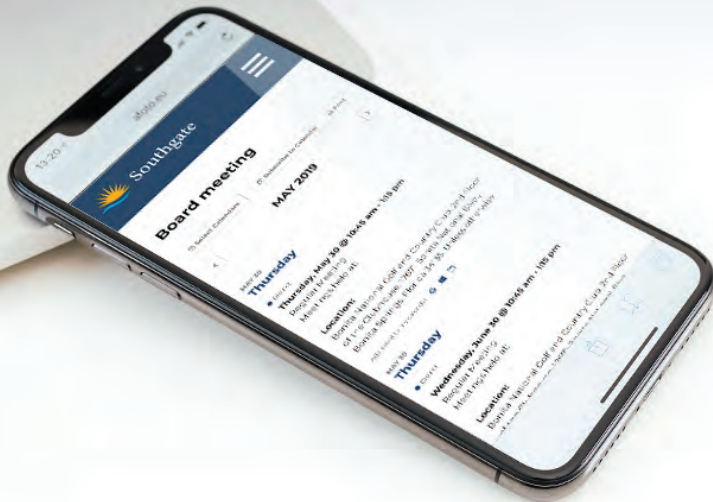


Save CDD board time and money

Keeping your community informed and compliant.



Accessibility Compliance
with Campus Suite



We'll handle all your website and document accessibility.

We take on the responsibility of making and keeping your website fully accessible to people with disabilities. We know what's at stake if your website is not ADA-compliant, so we handle it all – monitoring, reporting, and remediation.

We stand behind our seal of approval.

Each page of your website will have our official certification of a website that meets the required accessibility standards.

Maintain ADA compliance:

- ✓ Website and documents meet WCAG 2.1 requirements
- ✓ Monthly accessibility scanning audits and reporting
- ✓ In-house team that fixes all of the accessibility errors
- ✓ On-demand PDF remediation (48-hour turnaround)

A website with all the features your district needs.

Communication is key to success in any organization, and your community development district is no exception. At Campus Suite, we understand the unique communication needs of CDDs and create a comprehensive website that serves as your communication hub.

Your property owners and residents will come to depend on the wealth of information at their fingertips. And your board members, management team and staff will come to rely on the role your website serves in streamlining the critical communications functions you're required by law to provide.

Your district website features:

- ✓ Professional website design
- ✓ Easy-to-use tools to make updates
- ✓ Total document management
- ✓ Support and training for users
- ✓ Calendar of events
- ✓ Clubhouse and rental scheduling
- ✓ Meeting notices and minutes



A trusted name for compliance.

For over 15 years, Campus Suite has built a reputation helping public schools across the country eliminate communication barriers and improve school community engagement. We do it by creating easy-to-use, affordably priced websites featuring professional design, unmatched customer service, and paving a leadership role in website accessibility.

We've helped districts build web accessibility policies and websites, and even created contingency plans for responding to web issues and complaints from the OCR (U.S. Office for Civil Rights). These include detailed resolution plans when clients need to respond to avoid fines and the negative publicity that sometimes surrounds non-compliance.

Campus Suite has also pioneered educating public institutions about website accessibility by establishing the Website Accessibility Education Center, a valuable resource for website administrators..



**Campus Suite Academy
Website Accessibility Center**

www.campussuite.com/accessibility-center

Frequently asked questions

For PDF service, what is the price per page?

Pricing can range based on the volume of PDFs you have on your website and if it is part of the initial remediation or the on-demand service. The price range is between \$1.05 per page to \$1.75 per page.

What does the PDF scan and remediation process look like?

You'll upload your documents to the dashboard. We are notified and begin setting up the scan. After the fixes are made, we put the documents back onto the dashboard and you are notified. You then put them back to the appropriate location on your website.

What does the ADA managed service process for our website look like?

Our team performs monthly scans of your site utilizing software. Our team then goes through the results and fixes the content-related errors by hand. A report is produced for your records and uploaded to your ADA dashboard. Any outlying issues we may encounter, you will be notified until the issue is resolved.

How long does it take?

For non-urgent doc remediation, we can scan and fix up to 2000 pages per week. We also have urgent services available for an additional fee with a turnaround time of 48 hours.

What standards do you follow for ADA?

We follow WCAG AA 2.1 guidelines

Are there any hidden fees?

No.

How long does it take to build the website?

It depends upon your responsiveness, but generally only a couple of weeks.

Can we change the design of our website?

Our themes are customizable to address your preferences. There are some guardrails in place to help ensure ADA compliance to a degree, but you can select colors, images, etc...

Do your sites offer a calendar?

Yes. This site can be utilized in many different ways. One of which is a calendar to help with your clubhouse availability/rental schedule.

Statement of work

1. **On-boarding of ADA Compliant Website and Remediation of Historical Documents.** Contractor will deliver a functional, responsive, working ADA compliant website that can display content submitted to the Contractor by the District. At a minimum, the website and the documents on the website will:
 1. Comply with the guidelines provided by Web Content Accessibility Guidelines 2.1, as amended and/or replaced by new releases from time to time (“WCAG”);
 2. Contain a website accessibility policy that includes: a commitment to accessibility for persons with disabilities, the accessibility standard used and applied to the website (at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) in case users encounter any problems;
 3. Display an ADA compliance shield, seal, or certification;
 4. Provide options to create a CDD-branded design (colors, logo, etc...)
 5. Be accessible on modern versions of Internet Explorer, Edge, Mozilla, Safari, and Chrome web browsers and be “mobile friendly” and offer a “mobile version” of the sites content for access from tablets or smart phones.
 6. Be free of any commercial advertising;
 7. Be free of any known spyware, virus, or malware;
 8. Secure certification (https)
 9. Secure cloud hosting with fail-overs
 10. Allow for data backups, and record retention as required by law;
 11. Allow for the display a calendar, reservation request form, and newsletter;
 12. Creation of a dashboard for the District to upload and remove content, manage all documents, manage document remediation, and review reports generated by the Contractor; and
 13. Remediate unlimited pages identified by the District for the new website in an ADA compliant format.*
2. **Domain Fee.** The Contractor shall pay the annual fee for the domain name of the District’s website.
3. **Maintenance and Management of the Website.**
 1. Contractor will manage and maintain the website;
 2. Remediate in an ADA compliant format new documents (a not to exceed Unlimited pages per year) uploaded by the District Manager to the document portal;*
 1. For Agenda Packages, the Contractor shall turn around the documents within 2 business days
 3. District shall be responsible for uploading the documents onto the document portal for the website. Upon completion of the remediation services, Contractor shall ensure that the remediated documents are live on the website. Contractor shall ensure that the District only has the ability to upload documents to the document portal (not the ability to make documents go live on the website) or remove documents on the website and cannot alter any other aspect of the website;

4. Contractor will store all District data, including files, text and parameters; data will be backed-up on a separate storage system at regular intervals; and
5. The ADA compliant website will be on-line at all times unless maintenance or upgrades require it to be unavailable. When maintenance or upgrades require the website to be unavailable, Contractor will provide the District with reasonable advance notice in writing.

4. **Monthly Auditing and Remediation Services.**

1. Every month Contractor will comprehensively audit the website's compliance with (1) WCAG and (2) any applicable laws, rules, and regulations (including, the Department of Justice);
 2. After the audit, Contractor will remediate any web accessibility deficiencies of the website or content on the website; and
 3. The Contractor will provide a written report to the District that summarizes the audit and any remediations made.
5. **Support Services.** Contractor will supply telephone and/or email support to the District on a reasonable and necessary basis to within business hours – Monday to Friday 9 am to 6 pm EST, exclusive of holidays. The Contractor will provide a listing of detailed hours, holidays, and service availability on their website, and reserves the right to modify the times technical support is available.

*If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF.

Website Creation and Management Agreement

This Website Creation and Management Agreement (this “Agreement”) is entered into as of 03 / 01 / 2024, between the Ventana Community Development District, whose mailing address is 210 N University Dr Ste 702, Coral Spings, FL 33071 (the “District”) and Innersync Studio, LLC., an Ohio limited liability company (d/b/a Campus Suite), whose mailing address is 752 Dunwoodie Dr., Cincinnati, Ohio 45230 (the “Contractor”).

Background Information:

The District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes. The District is required to have a website and desires to have a website created, regularly updated, managed, inspected, and remediated to ensure compliance with the Americans with Disabilities Act (the “ADA”). The Contractor has the technical expertise to provide the above-mentioned services. The District desires to retain the Contractor to provide services as described in this Agreement.

Operative Provisions:

1. Incorporation of Background Information. The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.

2. Scope of Services. The Contractor will perform all work, including all labor, equipment, and supervision necessary to perform the services described in the “Statement of Work” attached hereto.

3. Term and Renewal. The initial term of this Agreement will be for one year from the date of this Agreement. At the end of the initial term, this Agreement will automatically renew for subsequent one-year terms pursuant to the same price and contract provisions as the initial term, until terminated by either party pursuant to the termination provisions below.

4. Termination.

a. Either party may terminate this Agreement without cause, with an effective termination date of the next scheduled renewal date, by providing at least thirty (30) days written (letter, facsimile, email) notice to the other party prior to the next renewal date.

b. Either party may terminate this Agreement with cause for material breach provided, however, that the terminating party has given the other party at least thirty (30) days written (letter, facsimile, email) of, and the opportunity to cure the breach.

c. Upon termination of this Agreement:

- i. The Contractor will be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. If any deposit or advanced payments exceeds these costs, Contractor will refund the appropriate amount to the District.
- ii. The Contractor will provide the District or its designee with all domain names, authorizations, usernames, passwords, and content (including remediated content) in the format in which it was stored on the server, at a cost not to exceed \$50 to the District.
- iii. The Contractor will be permitted to remove its name and ADA compliance shield, seal, or certificate from the website on the effective date of the termination.
- iv. If the Contractor was using certain software (including content management software) that is proprietary and was licensed to the District during the term of the Agreement, then the Contractor shall coordinate with the District as to the end of the license or simply create a simple splash page of the District with information on the transition to a new website.

5. Compensation and Prompt Payment.

- a. Upon execution of this Agreement, the District agrees to pay Contractor for a one-time payment of \$2,325.00 for the Onboarding of ADA Compliant Website and Remediation of Historical Documents.
- b. Starting on March 1, 2024 the District agrees to compensate the Contractor \$1,537.50 for Domain Fee, Maintenance and Management of the Website, Monthly Auditing and Remediation Services, and Support Services as described in the Statement of Work. The District shall make such payments in advance of the services to be provided. Contractor will provide the District with an invoice on a annual basis for work to be performed. The District will pay Contractor within 15 days of receipt of the invoice.

6. Additional Work. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties will agree in writing to an addendum (for changes to the regular services) or work authorization order (for all other services). The Contractor will be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

7. Ownership of Website, Domain Name, and Content. The District will be the owner of the website, domain name, and all content (including remediated content provided by the Contractor) on the website.

8. No Infringement of Intellectual Property. Contractor warrants and represents that neither the Statement of Work nor any product or services provided by Contractor will infringe, misappropriate, or otherwise

violate the intellectual property rights of any third-party. Contractor shall take all steps to ensure that the District has no access to confidential software or data that is proprietary (whether it's the Contractor's or another provider's through a license agreement).

9. Promotion. The District permits Contractor to identify the District as a customer of Contractor in Contractor's marketing materials (including using the District's name and logo for such limited purposes).

10. Warranty. The Contractor warrants that the work: (a) will conform to the requirements of the Statement of Work, (b) will be performed in a prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, and all applicable ADA and WCAG regulations, and (c) will be performed without defects in workmanship or in code. To the extent that any defects are found and reported to the Contractor, the Contractor shall correct such defects within thirty (30) days.

11. Relationship Between the Parties. It is understood that the Contractor is an independent contractor and will perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement will be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor will not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

12. Compliance with Governmental Regulations. The Contractor will comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and will hereafter comply with all federal, state and local laws and ordinances relating in any way to the services provided hereunder. Contractor is solely responsible for complying with all applicable laws pertaining to website accessibility, including but not limited to the ADA and those certain WCAG standards, and other web accessibility guidelines as amended from time to time.

13. Insurance. Contractor will, at its own expense, maintain commercial general liability insurance coverage of no less than \$1,000,000 for the duration of the term of this Agreement and for any renewals of the term, as mutually agreed upon by the parties, which names the District, its officers, agents, staff, and employees as an additional insured. The Contractor will deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement. Such insurance policy may not be canceled without a thirty-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.

14. Limitation of Liability. Either party's total liability under this Agreement, regardless of cause or theory of recovery, will not exceed the total amount of fees paid by the District to the Contractor during the twelve-month period immediately preceding the occurrence or act or omission giving rise to any claim. Contractor shall not be liable for ADA compliance of any content posted by the District without first being remediated by the Contractor.

15. Indemnification. Contractor agrees to, subject to the limitation of liability described above, indemnify, defend and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries or damage of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein will constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor will acknowledge the same in writing. Obligations under this section will include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

16. Conditions Precedent Prior to Any Litigation. In the event that either party is dissatisfied with the other party and as a condition precedent prior to commencing any litigation, such party shall communicate in writing to the other party with their specific concerns. The parties shall make a good faith effort toward the resolution of any such issues. If the parties are not able to reach a mutually acceptable solution, then either party may request arbitration at their own expense. If such arbitration is requested, it shall be held within sixty (60) days of such request.

17. Remedies in the Event of Default. Subject to the limitation of liability described above, a default by either party under this Agreement will entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. Nothing contained in this Agreement will limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

18. Controlling Law. This Agreement is governed under the laws of the State of Florida with venue in the county the District is located in.

19. Enforcement of Agreement. Only after satisfying the conditions precedent prior to any litigation above, in the event it becomes necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party will be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party, with a not to exceed limit of the total amount

of fees paid by the District to the Contractor during the twelve-month period immediately preceding the occurrence or act or omission giving rise to any claim.

20. Public Records. Contractor acknowledges the District is a special purpose unit of local government in the State of Florida, and that all documents of any kind provided to or in possession of Contractor in connection with this Agreement are subject to Florida's public records laws, pursuant to Chapter 119, Florida Statutes. As required under Section 119.0701, Florida Statutes, Contractor will (a) keep and maintain public records that would ordinarily and necessarily be required by the District in order to perform the Service Provided, b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost of reproduction permitted by law, (c) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, and (d) meet all requirements for retaining public records and transfer, at no cost to the District, all public records in possession of the Contractor upon termination of this Agreement, and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District. Upon receipt by Contractor of any request for copies of public records, Contractor will immediately notify the District of such request. Failure of Contractor to comply with public records laws to the extent required by statute may result in immediate termination of the Agreement.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 854-603-0033, OR BY EMAIL AT SANDRA.DEMARCO@INFRAMARK.COM, OR BY REGULAR MAIL AT 210 N. UNIVERSITY DR. STE 702, CORAL SPRINGS, FL. 33071.

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

22. Severability. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement will remain in full force and effect.

23. Assignment. This Agreement is not transferrable or assignable by either party without the written approval of both parties.

24. Amendment. This Agreement may not be altered, changed or amended, except by an instrument in

writing, signed by both parties hereto.

25. Arm's Length Transaction. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

26. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered will be an original; however, all such counterparts together will constitute, but one and the same instrument.

27. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. This Agreement supersedes and subsumes any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement controls over provisions in any exhibit.

Innersync Studio, LLC.	Ventana Community Development District
_____	_____
Ted Saul Account Manager	Print name
Date	Date

Exhibit A: Proposal for Services

Implementation	Quantity	Subtotal
Onboarding of ADA Compliant Website and Remediation of Historical Documents <ul style="list-style-type: none"> • Migration website pages and present on a staged website for approval • Initial PDF Accessibility Compliance Service for 1500 pages of remediation 	1	\$1,512.30
Ongoing services	Quantity	Subtotal
Website services <ul style="list-style-type: none"> • Hosting, support and training for users • Website management tools to make updates • Secure certification (https) • Monthly site reporting, monitoring and error corrections 	1	\$615.00
Ongoing PDF Accessibility Compliance Service <ul style="list-style-type: none"> • Remediation of all PDFs stored on your website • Remediation of up to 750 PDF pages • Dashboard for reporting and managing all PDFs • 48-hour turnaround for fixes for board agendas • PDF manager dashboard 	750*	\$937.50
Social Media Manager		Included

Statement of work

1. **On-boarding of ADA Compliant Website and Remediation of Historical Documents.** Contractor will deliver a functional, responsive, working ADA compliant website that can display content submitted to the Contractor by the District. At a minimum, the website and the documents on the website will:
 1. Comply with the guidelines provided by Web Content Accessibility Guidelines 2.1, as amended and/or replaced by new releases from time to time (“WCAG”);
 2. Contain a website accessibility policy that includes: a commitment to accessibility for persons with disabilities, the accessibility standard used and applied to the website (at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) in case users encounter any problems;
 3. Display an ADA compliance shield, seal, or certification;
 4. Provide options to create a CDD-branded design (colors, logo, etc...)
 5. Be accessible on modern versions of Internet Explorer, Edge, Mozilla, Safari, and Chrome web browsers and be “mobile friendly” and offer a “mobile version” of the sites content for access from tablets or smart phones.
 6. Be free of any commercial advertising;
 7. Be free of any known spyware, virus, or malware;
 8. Secure certification (https)
 9. Secure cloud hosting with fail-overs
 10. Allow for data backups, and record retention as required by law;
 11. Allow for the display a calendar, reservation request form, and newsletter;
 12. Creation of a dashboard for the District to upload and remove content, manage all documents, manage document remediation, and review reports generated by the Contractor; and
 13. Remediate 1500 pages identified by the District for the new website in an ADA compliant format.*
2. **Domain Fee.** The Contractor shall pay the annual fee for the domain name of the District’s website.
3. **Maintenance and Management of the Website.**
 1. Contractor will manage and maintain the website;
 2. Remediate in an ADA compliant format new documents (a not to exceed 750 pages per year) uploaded by the District Manager to the document portal;*
 1. For Agenda Packages, the Contractor shall turn around the documents within 2 business days
 3. District shall be responsible for uploading the documents onto the document portal for the website. Upon completion of the remediation services, Contractor shall ensure that the remediated documents are live on the website. Contractor shall ensure that the District only has the ability to upload documents to the document portal (not the ability to make documents go live on the website) or remove documents on the website and cannot alter any other aspect of the website;
 4. Contractor will store all District data, including files, text and parameters; data will be backed-up on a separate storage system at regular intervals; and

5. The ADA compliant website will be on-line at all times unless maintenance or upgrades require it to be unavailable. When maintenance or upgrades require the website to be unavailable, Contractor will provide the District with reasonable advance notice in writing.

4. Monthly Auditing and Remediation Services.

1. Every month Contractor will comprehensively audit the website's compliance with (1) WCAG and (2) any applicable laws, rules, and regulations (including, the Department of Justice);
2. After the audit, Contractor will remediate any web accessibility deficiencies of the website or content on the website; and
3. The Contractor will provide a written report to the District that summarizes the audit and any remediations made.

5. Support Services.

Contractor will supply telephone and/or email support to the District on a reasonable and necessary basis to within business hours – Monday to Friday 9 am to 6 pm EST, exclusive of holidays. The Contractor will provide a listing of detailed hours, holidays, and service availability on their website, and reserves the right to modify the times technical support is available.

*If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF.

Ninth Order of Business

9A.

VENTANA SITE INSPECTION REPORT.2/2/24, 11:33 AM

Enclave at Ventana.

Friday, February 2, 2024

Prepared For Board Of Supervisors.

11 Issues Identified



Fernhill Drive.

Assigned To Yellowstone.

The community entrance is clean and looks good.



Fernhill Drive.

Assigned To Yellowstone.

Remove the weed growing through the plant.



Symmes Road.

Assigned To Yellowstone.

Heading West on the sidewalk looks good.



Fernhill Drive.

Assigned To Yellowstone.

Heading South on the street looks good.



Fernhill Drive.

Assigned To Yellowstone. The turf, plants, and trees are healthy and look good



Fernhill Drive.

Assigned To Yellowstone.
The Sabal palm trees are healthy and look good.



Fernhill Drive.

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



Fernhill Drive.

Assigned To Yellowstone.
The turf issues on the South end of the street need to be addressed.
Please send an action plan to improve the turf fertility.



Calypso Orchid.

Assigned To Yellowstone. Pull the turf / weed by hand.



Pond.

Assigned To First Choice Aquatics. The pond looks good overall except for the newly grown Cattails that need to be treated.



Fernhill Drive.

Assigned To Yellowstone.

Looks good.

NO RESPONSES RECEIVED FROM VENDORS

VENTANA SITE INSPECTION REPORT. 2/2/24, 11:59 AM

Ventana CDD.

Friday, February 2, 2024

Prepared For Board Of Supervisors.

51 Issues Identified



Ventana Groves Boulevard.

Assigned To Yellowstone.

Community entrance.



Ventana Groves Boulevard & Symmes Rd.

Assigned To Yellowstone.

The East side entrance façade is clean and looks good.



Ventana Groves Boulevard.

Assigned To Yellowstone.

Make sure that all mulch beds are kept weed free.



Symmes Road.

Assigned To Yellowstone. The District Manager is in the process of contacting the utility company responsible for replacing the damaged turf.



Symmes Road.

Assigned To Yellowstone.

Heading West on the sidewalk looks good overall.



Symmes Road.

Assigned To Yellowstone

Trim the Palmetto off of the façade.



Symmes Road.

Assigned To Yellowstone.

Trim the dead areas of the Juniper plant. This request was given on my previous inspection report.



Ventana Grows Boulevard.

Assigned To Yellowstone.

Remove the small amount of the Jasmine Minima plants and keep this area weed free.



Ventana Groves Boulevard.

Assigned To Yellowstone.

Send an estimate to replace the Allamanda plants.



Ventana Groves Boulevard.

Assigned To Yellowstone.

Scuff, burn or remove the dead Jasmine Minima vines and keep this area weed free, as new weeds are appearing. This issue was requested on my previous inspection report.



Fernhill Drive and Symmes Road.

Assigned To Yellowstone.

The turf fertility needs improvement.



Fernhill Drive.

Assigned To Yellowstone.

Trim the Palmetto plant off of the sidewalk and trim the dead areas of the plant.



Fernhill Drive.

Assigned To Yellowstone.

The East entrance façade is clean and looks good.



Fernhill Drive.

Assigned To Yellowstone.

Heading North on the sidewalk looks good overall. The sidewalk is getting dirty and will need to be pressure clean soon.



Field Blend.

Assigned To Yellowstone.
Community entrance.



Fernhill Drive.

Assigned To Yellowstone.
The South entrance façade is clean
and looks good.



Fernhill Drive.

Assigned To Yellowstone.

Heading South on the sidewalk looks good.



Sage Canyon.

Assigned To Yellowstone.

This area needs to be kept weed free, and remove the two plants.



Sage Canyon.

Assigned To Yellowstone.

Send an estimate to trim the palm trees.



Crushed Grape.

Assigned To Yellowstone.

The East side entrance is clean and looks good.



Crushed Grape.

Assigned To Yellowstone.

The West side entrance is clean and looks good.



Crushed Grape.

Assigned To Yellowstone.

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



Ventana Groves Boulevard.

Assigned To Yellowstone.

The turf fertility needs improvement.



Cakebread.

Assigned To Yellowstone.

The West side entrances look good overall. Plant replacement will be needed in the future.



Cakebread.

Assigned To Yellowstone.

The East side entrances look good overall. Plant replacement will be needed in the future.



Green Harvest.

Assigned To Yellowstone.

The pocket park looks good overall.



Green Harvest.

Assigned To Yellowstone.

Trim the Awabuki Viburnum to a lower uniform height.



Green Harvest.

Assigned To Yellowstone.

The pocket park looks good overall.



Berryessa.

Assigned To District Manager.

The street sign will be scheduled for repair.



Berryessa.

Assigned To Yellowstone.

The East side entrances look good overall. Plant replacement will be necessary in the future.



Berryessa.

Assigned To Yellowstone.

The West side entrances look good overall. Plant replacement will be needed in the future.



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 Clubhouse Manager.

The mailbox pavilion is clean and looks good.



Amenity Center.

Assigned To Clubhouse Manager.

The pickle ball is scheduled to be pressured cleaned.



Amenity Center.

Assigned To Yellowstone.

Looks good.



Amenity Center.

Assigned To Yellowstone. The playground was recently mulched.



Amenity Center.

Assigned To Yellowstone. Additional mulch was ordered to fill in some shallow areas.



Amenity Center.

Assigned To Yellowstone.

Treat the weeds.



Amenity Center.

Assigned To Zebra.

The pool is clear and blue.



Amenity Center.

Assigned To Clubhouse Manager.
The back of the Amenity Center
looks good.



Amenity Center.

Assigned To Clubhouse Manager.
The cabanas look good.



Pond # 1.

Assigned To First Choice Aquatics. The pond looks good.



Pond # 2.

Assigned To First Choice Aquatics. The duck weed in the pond has been treated and should dissipate within 7 to 14 days.



Pond # 3.

Assigned To First Choice Aquatics.
The pond looks good.



Pond # 4.

Assigned To First Choice Aquatics.
The pond looks good.



Pond # 5,

Assigned To First Choice Aquatics.
The pond looks good.



Pond # 6.

Assigned To First Choice Aquatics.
The pond looks good.



Pond # 7.

Assigned To First Choice Aquatics.
The pond looks good.



Pond # 8.

Assigned To First Choice Aquatics.
The pond looks good.



Pond # 9.

Assigned To First Choice Aquatics.

The duck weed in the pond has been treated, and you should see improvement with the pond conditions in 7 to 14 days.

**NO RESPONSES RECEIVED
FROM VENDORS**

9B.



Job Name: _____
Customer Number: 444 Customer: FCA - VENTANA CDD
Technician: Matt H
Date: 02/01/2024 Time: 09:06 AM
Customer Signature: _____

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

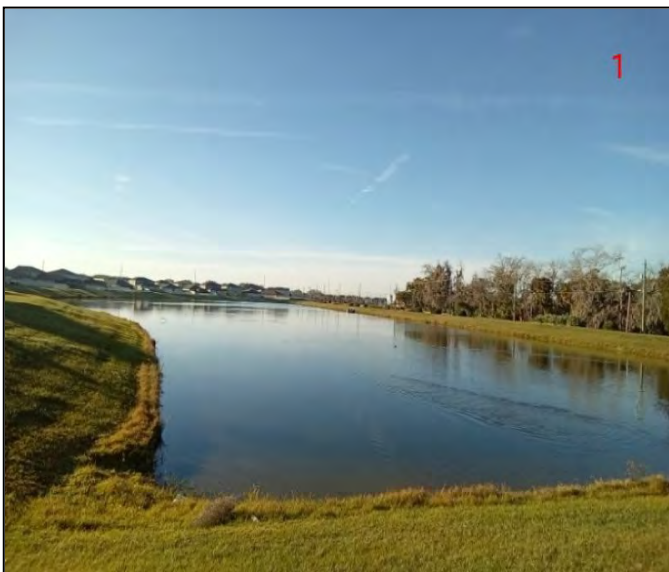
<input type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input checked="" type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/>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

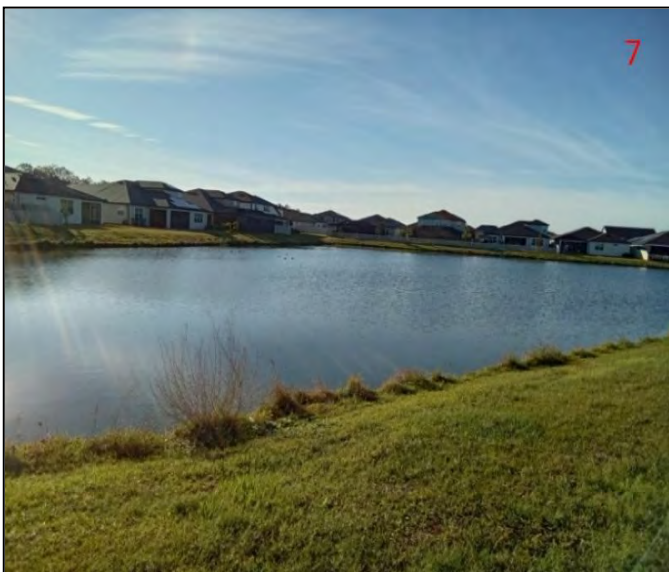
<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input type="checkbox"/> Gulf Spikerush
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input type="checkbox"/>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

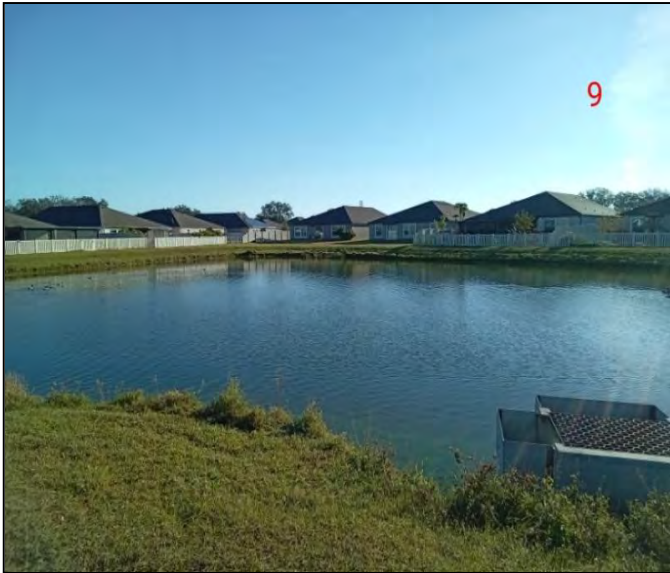
☐ Naiad ☐ _____

☐ Pickerelweed

☐ Soft Rush ☐







Twelfth Order of Business

12A.

**MINUTES OF MEETING
VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Ventana Community Development District was held on Wednesday, February 07, 2024 and called to order at 6:03 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
MaryJo Alford-Roberson	Vice Chairperson
Kelly Timmer	Assistant Secretary
Adewumi Olowoyo	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Michael Broadus	District Counsel
Tonja Stewart	District Engineer
Frank Franco	On-site Manager
Aaron Frazier	Yellowstone Landscaping
Andre Cherrington	MPS Security
Several Residents	

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

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Cooper called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The pledge of allegiance was recited.

THIRD ORDER OF BUSINESS **Public Comment**

The Board heard comments regarding the website, landscape lighting, tree trimming, erosion, trash throughout the community, and assessments.

Yellowstone account manager, Mr. Frazier, presented his report. The mulch and irrigation repairs status were reviewed.

FOURTH ORDER OF BUSINESS **Business Items**

A. Consideration of Midge Fly Treatment Proposal

On MOTION by Ms. Timmer seconded by Ms. Alford-Roberson, with all in favor the Midge Fly Treatment Proposal 1 for \$2,464.00 for 2 treatments was approved. 4-0

B. Consideration of Revised Grau Engagement Letter for 3 Year Term

The Grau provided a 3-year term and held the same price of \$6,900.00 per year to complete audits for fiscal year 2023, 2024, and 2025.

On MOTION by Mr. Reyes seconded by Mr. Olowoyo, with all in favor, Grau proposal for Fiscal Year 2023-2025, was approved. 4-0

C. Ratification of Yellowstone Landscaping Proposals

Board authorized a not to exceed for community and playground mulch at the last meeting.

On MOTION by Mr. Reyes seconded by Ms. Timmer, with all in favor, both Yellowstone mulch proposals were ratified. 4-0

D. Consideration of MPS Security Services Proposal

Mr. Cherrington from MPS Security presented proposal and answered questions. Discussion ensued regarding the security services proposal.

Let the record reflect Ms. Timmer left meeting at 7:00 pm.

On MOTION by Mr. Reyes seconded by Ms. Alford-Roberson, with all in favor, MPS Security proposal for 200 hours was approved. 3-0

Ms. Cooper will work with Mr. Reyes on specific dates and times. Mr. Broadus to draft the agreement.

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

Mr. Broadus reviewed the 4 hours ethics training requirement and provided an update on the Fenceline repair claim.

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

Ms. Stewart provided an update on the status of the erosion repairs. To date, the CDD ditch has been cleaned up, all addresses have been reviewed, and Aquatic Weed Control and Finn Outdoor are providing proposals for slope stabilization.

Lengthy discussion ensued and the Board took audience comments during this time.

SEVENTH ORDER OF BUSINESS**Manager's Report**

A. Field Inspections Report

The Board reviewed the field inspection and pond reports. Requested update on palm replacements and attention to the pocket park on Green Harvest.

B. Aquatics Service Report

The Board reviewed the aquatics reports. A photo of pond 10 is noted missing in the report.

EIGHTH ORDER OF BUSINESS**Clubhouse Manager**

Mr. Franco provided an update on various projects and items that have been completed per the insurance agent's recommendations.

Mr. Reyes requested a conference call be set up with the MHD representative for the security cameras with Mr. Franco, Ms. Cooper, and himself to discuss scope.

NINTH ORDER OF BUSINESS**Consent Agenda****A. Approval of Minutes of the January 10, 2024 Regular Meeting****B. Consideration of Operation and Maintenance Expenditures December 2023****C. Acceptance of the Financials and Approval of the Check Register for December 2023**

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

Mr. Reyes to set up Gmail accounts for all Supervisors that will be used moving forward for CDD matters.

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

Mr. Reyes requested a review of the amenity policies including the insurance company's review of age limits for the pool. Mr. Reyes requested a Public Hearing to formally adopt the revised policies at the next meeting.

ELEVENTH 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 8:27 pm. 3-0

Jayna Cooper
District Manager

Juan Carlos Reyes
Chairperson

12B.

VENTANA CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
CHARTER COMMUNICATIONS	0124 010124 ACH	\$182.96		INTERNET - JANUARY 2024
FIRST CHOICE AQUATIC WEED	92349	\$826.00		WATERWAY SERVICES - JANUARY 2024
INFRAMARK LLC	108610	\$8,470.83		DISTRICT INVOICE JANUARY 2024
INFRAMARK LLC	108846	\$2,333.33		DISRICT SERVICES OCTOBER 2023
INFRAMARK LLC	108848	\$2,333.33		DISRICT SERVICES NOVEMBER 2023
INFRAMARK LLC	108887	\$8.82	\$13,146.31	DISRICT SERVICES JANUARY 2024
REPUBLIC SERVICES #696	3641	\$179.39		WASTE SERVICE - JANUARY 2024
YELLOWSTONE LANDSCAPE	TM 638881	\$16,245.92		LANDSCAPE MAINT. - JANUARY 2024
ZEBRA CLEANING TEAM	6752	\$1,650.00		POOL SERVICE - JANUARY 2024
Monthly Contract Subtotal		\$32,230.58		
Variable Contract				
JUAN CARLOS REYES	JR 011024	\$200.00		SUPERVISOR FEE - 01/10/24
KELLY TIMMER	KT 011024	\$200.00		SUPERVISOR FEE - 01/10/24
Variable Contract Subtotal		\$400.00		
Utilities				
BOCC	8430 011724 ACH	\$263.92		WATER SERVICE - 12/13/24-01/16/24
TECO	1918 010924 ACH	\$989.37		ELECTRICITY SERVICE - 12/02/23-01/03/23
TECO	4538 010924 ACH	\$56.15		ELECTRICITY SERVICE - 12/02/23-01/03/23
TECO	6013 010824 ACH	\$11,761.11		BULK BILLING - 11/01/23-12/01/23
TECO	6013 120623 ACH	\$12,284.60	\$25,091.23	BULK BILLING - 10/03/23-10-31/23
Utilities Subtotal		\$25,355.15		
Regular Services				
ACTION SECURITY, INC	24864	\$125.00		SERVICE PLAN

VENTANA CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
ACTION SECURITY, INC	24970	\$410.00	\$535.00	12/19/23 - REX BUTTON
HOME TEAM PEST DEFENSE	96251400	\$150.00		PEST SERVICE
HOME TEAM PEST DEFENSE	96944859	\$150.00		PEST SERVICE
HOME TEAM PEST DEFENSE	97617024	\$150.00		PEST SERVICE
HOME TEAM PEST DEFENSE	98260797	\$165.00	\$615.00	PEST SERVICE
MHD COMMUNICATIONS	31952	\$453.60		FIREWALL UTM SUPPORT
POSTMA LAND SERVICES LLC	2024-0002	\$20,300.00		MOWING - LANDSCAPE SERVICES
SPEAREM ENTERPRISES	5940	\$704.00		LABOR - MATERIAL
SPEAREM ENTERPRISES	5947	\$340.00	\$1,044.00	LABOR - WASTE CAN STATION
VENTANA CDD	01052024-01	\$6,673.69		SERIES 2018 FY24 TAX DIST ID 655
VENTANA CDD	01052024-02	\$612.09	\$7,285.78	SERIES 2021 FY24 TAX DIST ID 655
Regular Services Subtotal		\$30,233.38		
Additional Services				
MHD COMMUNICATIONS	32943	\$37.50		NVR FOOTAGE RETREIVAL
MHD COMMUNICATIONS	33149	\$750.00	\$787.50	VIEW CAMERAS ON TV
Additional Services Subtotal		\$787.50		
TOTAL		\$89,006.61		

Approved (with any necessary revisions noted):

Signature: _____

VENTANA CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (Check one):

[] Chariman [] Vice Chariman [] Assistant Secretary

January 1, 2024
Invoice Number: 2455297010124
Account Number: 8337 12 028 2455297
Security Code:
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**

Summary

*Service from 01/01/24 through 01/31/24
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 01/18/24	
Total Due by Auto Pay	\$182.96

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



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
8633 2390 NO RP 01 01042024 NNNNNNNN 01 003858 0010

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

Received

JAN 11

January 1, 2024

VENTANA CDD

Invoice Number: 2455297010124
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
2455297010124
Account Number: 8337 12 028 2455297
Security Code:

Contact Us

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

8633 2390 NO RP 01 01042024 NNNNNNNN 01 003858 0010

Charge Details

Previous Balance		182.96
EFT Payment	12/18	-182.96
Remaining Balance		\$0.00

Payments received after 01/01/24 will appear on your next bill.

Service from 01/01/24 through 01/31/24

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



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

Date	Invoice #
1/17/2024	92349

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	2/16/2024

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



Job Name: _____
Customer Number: 444 Customer: FCA - VENTANA CDD
Technician: Matt H
Date: 01/08/2024 Time: 10:35 AM
Customer Signature: _____

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>	<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
<input type="checkbox"/> < 1'	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> High	<input type="checkbox"/> Clear
<input checked="" type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Normal	<input checked="" type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack		<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input type="checkbox"/> 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 checked="" type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input type="checkbox"/> Turtles	

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

☐ Naiad ☐ _____

☐ Pickerelweed

☐ Soft Rush ☐









2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#108610

DATE

1/24/2024

CUSTOMER ID

C2292

NET TERMS

Net 30

PO#

DUE DATE

2/23/2024

BILL TO

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

Services provided for the Month of: January 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Personnel Services	1	Ea	2,333.33		2,333.33
Accounting Services	1	Ea	562.50		562.50
District Management	1	Ea	3,750.00		3,750.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Field Management	1	Ea	1,000.00		1,000.00
Dissemination Services	1	Ea	700.00		700.00
Subtotal					8,470.83

Subtotal	\$8,470.83
Tax	\$0.00
Total Due	\$8,470.83

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

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

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

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number:

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#108846

DATE

1/30/2024

CUSTOMER ID

C2292

NET TERMS

Net 30

PO#

DUE DATE

2/29/2024

BILL TO

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

Services provided for the Month of: October 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Personnel Services	1	Ea	2,333.33		2,333.33
Subtotal					2,333.33

Subtotal	\$2,333.33
Tax	\$0.00
Total Due	\$2,333.33

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

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

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

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number:

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#108848

DATE

1/30/2024

CUSTOMER ID

C2292

NET TERMS

Net 30

PO#
DUE DATE

2/29/2024

BILL TO

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

Services provided for the Month of: November 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Personnel Services	1	Ea	2,333.33		2,333.33
Subtotal					2,333.33

Subtotal \$2,333.33

Tax \$0.00

Total Due \$2,333.33

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

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

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

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number:

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#108887

DATE

1/30/2024

CUSTOMER ID

C2292

NET TERMS

Net 30

PO#

DUE DATE

2/29/2024

BILL TO

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

Services provided for the Month of: January 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	14	Ea	0.63		8.82
Subtotal					8.82

Subtotal	\$8.82
Tax	\$0.00
Total Due	\$8.82

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

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

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

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number:

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

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



5210 W Linebaugh Ave
Tampa FL 33624-503434

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

Important Information

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

Account Number 3-0696-0044293
Invoice Number Agenda Page 0696-001153641
Invoice Date December 17, 2023
Previous Balance \$179.39
Payments/Adjustments -\$179.39
Current Invoice Charges \$179.39

Autopayment
\$179.39

Payment Due Date
January 06, 2024

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 12/07	5555555	-\$179.39

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				
Pickup Service 01/01-01/31			\$170.39	\$170.39
Container Refresh 01/01-01/31		1.0000	\$9.00	\$9.00
CURRENT INVOICE CHARGES, AutoPayment due on January 06, 2024				\$179.39

Simple account access at your fingertips.

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



5210 W Linebaugh Ave
Tampa FL 33624-503434

Received

DEC 20 2023

Do not Pay

* Thank You For Your Automatic Payment *

Address Service Requested



00005209
N210

THE CLUB AT VENTANA
RICK REIDT
2005 PAN AM CIR
STE 300
TAMPA FL 33607-2359

Autopayment	\$179.39
Payment Due Date	January 06, 2024
Account Number	3-0696-0044293
Invoice Number	0696-001153641



For Billing Address Changes
Check Box and Complete Reverse.

Make Checks Payable To:



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

30696004429300000011536410000179390000179396



INVOICE

INVOICE #	INVOICE DATE
TM 638881	1/1/2024
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: January 31, 2024

Invoice Amount: \$16,245.92

Description	Current Amount
Monthly Landscape Maintenance January 2024	\$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.

Zebra Pool Cleaning Team INC.

Agenda Page 176

Invoice

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

Date	Invoice #
1/2/2024	6752

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

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

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		1/2/2024			
Quantity	Item Code	Description			Price Each	Amount
	Commerical Pool S...	Commercial Pool Service January			1,650.00	1,650.00
We appreciate your prompt payment.					Total	\$1,650.00

Ventana CDDMEETING DATE: **January 10, 2024**DMS Staff Signature *Gayna Cooper*

JR 011024

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 CDDMEETING DATE: **January 10, 2024**

KT 011024

DMS Staff Signature

Gayna Cooper

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



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
VENTANA CDD	6511068430	01/17/2024	02/07/2024

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	12/13/2023	12681	01/16/2024	12791	11000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$33.22
Water Base Charge	\$42.00
Water Usage Charge	\$10.56
Sewer Base Charge	\$105.52
Sewer Usage Charge	\$66.99

Summary of Account Charges

Previous Balance	\$406.29
Net Payments - Thank You	\$-406.29
Total Account Charges	\$263.92

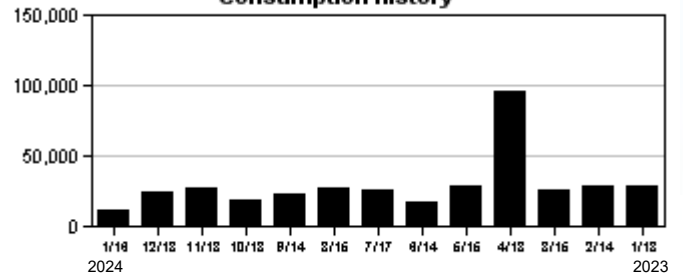
AMOUNT DUE	\$263.92
------------	----------

Important Message

This account has ACH payment method

The Southwest Florida Water Management District (SWFWMD) has issued a Water Shortage Order effective Dec. 1, 2023, limiting lawn and landscape watering to one day per week. Find your allowable day on [HCFLGov.net/WaterRestrictions](https://www.hcflgov.net/WaterRestrictions) or call (813) 275-7094.

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](https://www.hcflgov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](https://www.hcflgov.net/Water)



THANK YOU!



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

2.336 8

DUE DATE	02/07/2024
AMOUNT DUE	\$263.92
AMOUNT PAID	

0065110684308 00000263921



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

Statement Date: January 09, 2024
Agenda Page 180

Amount Due: \$989.37

Due Date: January 30, 2024

Account #: 221008861918

DO NOT PAY. Your account will be drafted on January 30, 2024

Account Summary

Current Service Period: December 02, 2023 - January 03, 2024

Previous Amount Due \$969.30

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

Current Month's Charges \$989.37

Amount Due by January 30, 2024 \$989.37

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.

Account #: 221008861918

Due Date: January 30, 2024



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: \$989.37

Payment Amount: \$ _____

640273016718

Your account will be
drafted on January 30, 2024



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.

00003827-0009074-Page 5 of 8



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

Account #: 221008861918
Statement Date: January 09, 2024
Charges Due: January 30, 2024

Service Period: Dec 02, 2023 - Jan 03, 2024

Rate Schedule: Lighting Service

Charge Details

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.

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	399 kWh @ \$0.03406/kWh	\$13.59
Fixture & Maintenance Charge	21 Fixtures	\$348.81
Lighting Pole / Wire	21 Poles	\$594.72
Lighting Fuel Charge	399 kWh @ \$0.03806/kWh	\$15.19
Storm Protection Charge	399 kWh @ \$0.03877/kWh	\$15.47
Clean Energy Transition Mechanism	399 kWh @ \$0.00036/kWh	\$0.14
Storm Surcharge	399 kWh @ \$0.00074/kWh	\$0.30
Florida Gross Receipt Tax		\$1.15
Lighting Charges		\$989.37

Total Current Month's Charges **\$989.37**

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.

00003827-0009074-Page 6 of 8



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

Statement Date: January 09, 2024

Amount Due: \$56.15

Due Date: January 30, 2024

Account #: 211028204538

DO NOT PAY. Your account will be drafted on January 30, 2024

Account Summary

Current Service Period: December 02, 2023 - January 03, 2024

Previous Amount Due	\$60.43
Payment(s) Received Since Last Statement	-\$60.43
Miscellaneous Credits	-\$2.36
Credit balance after payments and credits	-\$2.36
Current Month's Charges	\$58.51

Amount Due by January 30, 2024 \$56.15

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
12.5% lower than it was in your
previous period.



Scan here to view
your account online.

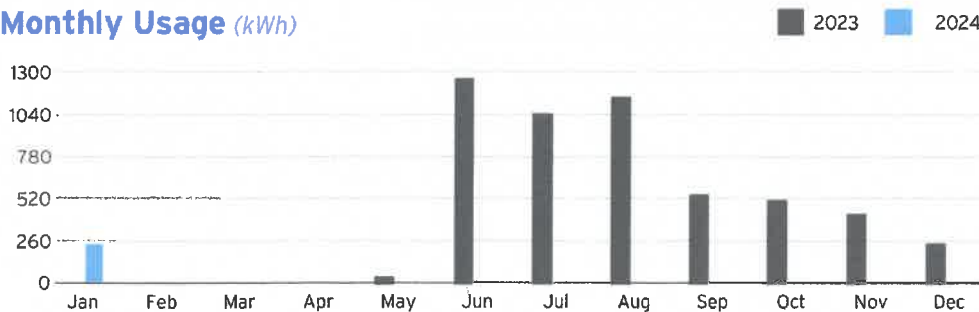


**DOWNED IS
DANGEROUS!**

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



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

Account #: 211028204538

Due Date: January 30, 2024



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

JAN 12

Amount Due: \$56.15

Payment Amount: \$

679778988765

Your account will be
drafted on January 30, 2024



00003827 FTECO101102400031110 00000 03 00000000 17867 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: January 09, 2024
Charges Due: January 30, 2024

Meter Read

Service Period: Dec 02, 2023 - Jan 03, 2024

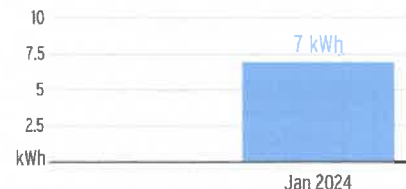
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000288027	01/03/2024	5,389	5,149		240 kWh	1	33 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
	Energy Charge	240 kWh @ \$0.08192/kWh	\$19.66
	Fuel Charge	240 kWh @ \$0.03843/kWh	\$9.22
	Storm Protection Charge	240 kWh @ \$0.00775/kWh	\$1.86
	Clean Energy Transition Mechanism	240 kWh @ \$0.00427/kWh	\$1.02
	Storm Surcharge	240 kWh @ \$0.00225/kWh	\$0.54
	Florida Gross Receipt Tax		\$1.46
	Electric Service Cost		\$58.51

Avg kWh Used Per Day



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.

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges

\$58.51

	Miscellaneous Credits	
	Interest for Cash Security Deposit - Electric	-\$2.36
	Total Current Month's Credits	-\$2.36

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.



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

Statement Date: January 08, 2024
Agenda Page 184

Amount Due: \$11,761.11

Due Date: January 23, 2024

Account #: 321000026013

DO NOT PAY. Your account will be drafted on January 23, 2024

Account Summary

Previous Amount Due	\$12,284.60
Payment(s) Received Since Last Statement	-\$12,284.60
Miscellaneous Credits	-\$51.51
Credit Balance After Payments and Credits	-\$51.51
Current Month's Charges	\$11,812.62

Amount Due by January 23, 2024 \$11,761.11

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

**7,215
KWH**



11114 FERN HILL DR,
GATE, RIVERVIEW, FL
33578

**2,823
KWH**



Scan here to interact
with your bill online.

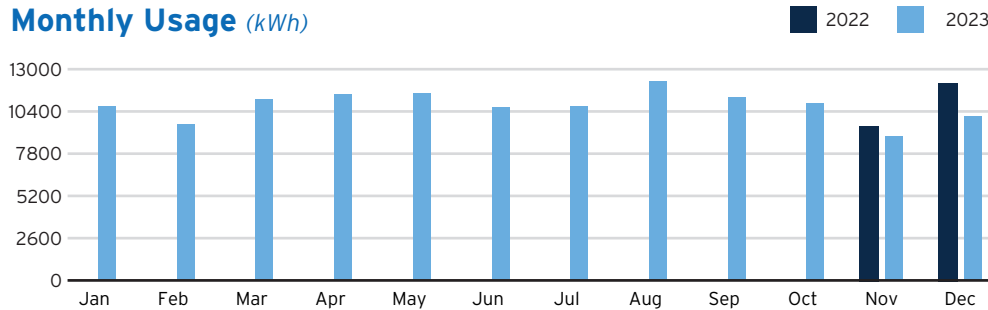


**DOWNED IS
DANGEROUS!**

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

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

Monthly Usage (kWh)



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



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

Account #: 321000026013

Due Date: January 23, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$11,761.11

Payment Amount: \$ _____

700750002816

Your account will be
drafted on January 23, 2024

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	12/01/2023	47,925		47,855		70 kWh	1	31 Days	\$34.70
									 14.8%

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	12/01/2023	31,741		28,918		2,823 kWh	1	31 Days	\$461.54
									 28.0%

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

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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	12/01/2023	64,355		64,341		14 kWh	1	31 Days	\$26.02
									 16.7%

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	12/01/2023	57,755		50,540		7,215 kWh	1	31 Days	\$757.08
1000813331	12/01/2023	15.26		0		15.26 kW	1	31 Days	 9.6%

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

\$11,812.62



Service Address: 10370 SYMMES RD, RIVERVIEW, FL 33578

Meter Read

Meter Location: IRR

Service Period: 11/01/2023 - 12/01/2023

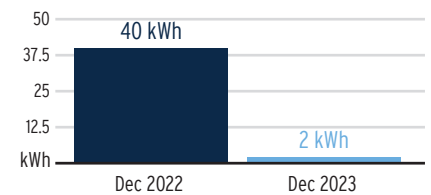
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605340	12/01/2023	47,925		47,855		70 kWh	1	31 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25	
Energy Charge	70 kWh @ \$0.07990/kWh	\$5.59	
Fuel Charge	70 kWh @ \$0.05239/kWh	\$3.67	
Storm Protection Charge	70 kWh @ \$0.00400/kWh	\$0.28	
Clean Energy Transition Mechanism	70 kWh @ \$0.00427/kWh	\$0.30	
Storm Surcharge	70 kWh @ \$0.01061/kWh	\$0.74	
Florida Gross Receipt Tax		\$0.87	
Electric Service Cost		\$34.70	

Avg kWh Used Per Day



Current Month's Electric Charges

\$34.70

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$9.48
Total Current Month's Credits	-\$9.48

Billing information continues on next page →



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

Meter Read

Service Period: 11/01/2023 - 12/01/2023

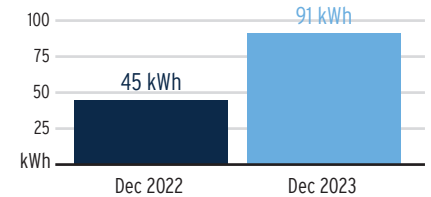
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605350	12/01/2023	31,741		28,918		2,823 kWh	1	31 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25	
Energy Charge	2,823 kWh @ \$0.07990/kWh	\$225.56	
Fuel Charge	2,823 kWh @ \$0.05239/kWh	\$147.90	
Storm Protection Charge	2,823 kWh @ \$0.00400/kWh	\$11.29	
Clean Energy Transition Mechanism	2,823 kWh @ \$0.00427/kWh	\$12.05	
Storm Surcharge	2,823 kWh @ \$0.01061/kWh	\$29.95	
Florida Gross Receipt Tax		\$11.54	
Electric Service Cost		\$461.54	

Avg kWh Used Per Day



Current Month's Electric Charges

\$461.54

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$2.43
Total Current Month's Credits	-\$2.43

Billing information continues on next page →




Sub-Account #: 221007762638
Statement Date: 01/03/2024

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

Service Period: 11/01/2023 - 12/01/2023

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 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 ➡



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

Service Period: 11/01/2023 - 12/01/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 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: 01/03/2024

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

Service Period: 11/01/2023 - 12/01/2023

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 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 →



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

Meter Read

Meter Location: IRRIGATION

Service Period: 11/01/2023 - 12/01/2023

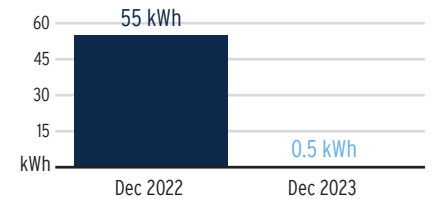
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000566744	12/01/2023	64,355		64,341		14 kWh	1	31 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
	Energy Charge	14 kWh @ \$0.07990/kWh	\$1.12
	Fuel Charge	14 kWh @ \$0.05239/kWh	\$0.73
	Storm Protection Charge	14 kWh @ \$0.00400/kWh	\$0.06
	Clean Energy Transition Mechanism	14 kWh @ \$0.00427/kWh	\$0.06
	Storm Surcharge	14 kWh @ \$0.01061/kWh	\$0.15
	Florida Gross Receipt Tax		\$0.65
	Electric Service Cost		\$26.02

Avg kWh Used Per Day



Current Month's Electric Charges

\$26.02

	Miscellaneous Credits	
	Interest for Cash Security Deposit	-\$6.72
	Total Current Month's Credits	-\$6.72

Billing information continues on next page →



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

Meter Read

Meter Location: CLUB HOUSE

Service Period: 11/01/2023 - 12/01/2023

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813331	12/01/2023	57,755		50,540		7,215 kWh	1	31 Days
1000813331	12/01/2023	15.26		0		15.26 kW	1	31 Days

Charge Details



Electric Charges

Daily Basic Service Charge	31 days @ \$1.08000	\$33.48
Billing Demand Charge	15 kW @ \$14.13000/kW	\$211.95
Energy Charge	7,215 kWh @ \$0.00736/kWh	\$53.10
Fuel Charge	7,215 kWh @ \$0.05239/kWh	\$377.99
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	7,215 kWh @ \$0.00084/kWh	\$6.06
Clean Energy Transition Mechanism	15 kW @ \$1.12000/kW	\$16.80
Storm Surcharge	7,215 kWh @ \$0.00238/kWh	\$17.17
Florida Gross Receipt Tax		\$18.93

Electric Service Cost

\$757.08

Current Month's Electric Charges

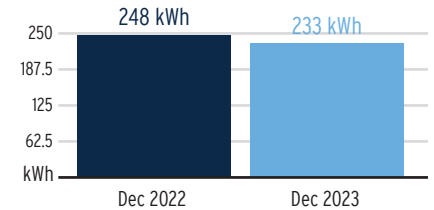
\$757.08



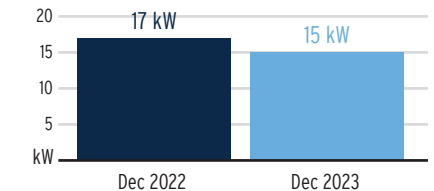
Miscellaneous Credits

Interest for Cash Security Deposit	-\$32.88
Total Current Month's Credits	-\$32.88

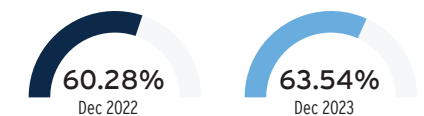
Avg kWh Used Per Day



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: 01/03/2024



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

Service Period: 11/01/2023 - 12/01/2023 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 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: 01/03/2024



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

Service Period: 11/01/2023 - 12/01/2023 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 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: 01/03/2024

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

Service Period: 11/01/2023 - 12/01/2023 **Rate Schedule:** Lighting Service

Charge Details

<div>⚡</div> Electric Charges			
Lighting Service Items LS-1 (Bright Choices) for 31 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 **\$11,812.62**

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: December 06, 2023
Agenda Page 197

Amount Due: \$12,284.60

Due Date: December 20, 2023

Account #: 321000026013

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

Account Summary

Previous Amount Due	\$11,886.24
Payment(s) Received Since Last Statement	-\$11,886.24
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$12,284.60

Amount Due by December 20, 2023 \$12,284.60

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

Your Locations With The Highest Usage



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

**6,582
KWH**



11114 FERN HILL DR,
GATE, RIVERVIEW, FL
33578

**2,205
KWH**



Scan here to interact
with your bill online.

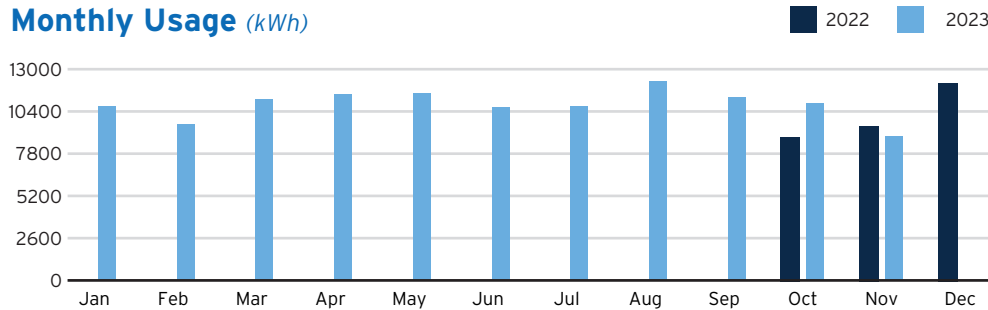


**DOWNED IS
DANGEROUS!**

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

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

Monthly Usage (kWh)



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

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



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

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

Account #: 321000026013

Due Date: December 20, 2023

Amount Due: \$12,284.60

Payment Amount: \$ _____

700500002764

Your account will be
drafted on December 20, 2023

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

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

Make check payable to: TECO

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

Summary of Charges by Service Address


Account Number: 321000026013

Energy Usage From Last Month

 Increased
  Same
  Decreased


Service Address: 10370 SYMMES RD, RIVERVIEW, FL 33578

Sub-Account Number: 221007554076

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000605340	10/31/2023	47,855		47,794		61 kWh	1	29 Days	\$34.44
									 85.7%

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	10/31/2023	28,918		26,713		2,205 kWh	1	29 Days	\$364.19
									 18.3%

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

Sub-Account Number: 221007762638

Amount: \$3,673.28


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

Sub-Account Number: 221007764683

Amount: \$1,342.97

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	10/31/2023	64,341		64,329		12 kWh	1	29 Days	\$26.21
									 7.7%

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

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Mail A Check

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



Credit or Debit Card

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



Phone

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

All Other

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

Contact Us

Online:

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

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Summary of Charges by Service Address

Account Number: 321000026013

Energy Usage From Last Month



Increased




Same



Decreased

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	10/31/2023	50,540		43,958		6,582 kWh	1	29 Days	\$774.32
1000813331	10/31/2023	15.01		0		15.01 kW	1	29 Days	 15.0%

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

Sub-Account Number: 221008025530

Amount: \$1,801.43

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

Sub-Account Number: 221008040141

Amount: \$2,233.75

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

Sub-Account Number: 221007860432

Amount: \$565.73

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

Sub-Account Number: 221008001598

Amount: \$1,468.28

Total Current Month's Charges

\$12,284.60



Service Address: 10370 SYMMES RD, RIVERVIEW, FL 33578

Meter Read


Meter Location: IRR

Service Period: 10/03/2023 - 10/31/2023

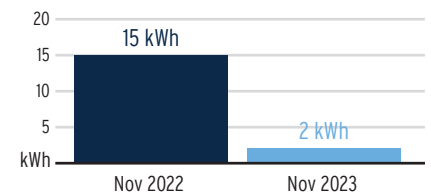
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605340	10/31/2023	47,855		47,794		61 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	61 kWh @ \$0.07990/kWh		\$4.87
Fuel Charge	61 kWh @ \$0.05239/kWh		\$3.20
Storm Protection Charge	61 kWh @ \$0.00400/kWh		\$0.24
Clean Energy Transition Mechanism	61 kWh @ \$0.00427/kWh		\$0.26
Storm Surcharge	61 kWh @ \$0.01061/kWh		\$0.65
Florida Gross Receipt Tax			\$0.79
Electric Service Cost			\$31.76
State Tax			\$2.68
Total Electric Cost, Local Fees and Taxes			\$34.44

Avg kWh Used Per Day



Current Month's Electric Charges

\$34.44

Billing information continues on next page →



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


Meter Read

Service Period: 10/03/2023 - 10/31/2023

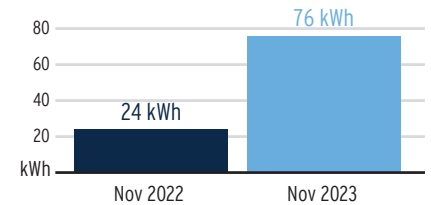
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605350	10/31/2023	28,918		26,713		2,205 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	2,205 kWh @ \$0.07990/kWh		\$176.18
Fuel Charge	2,205 kWh @ \$0.05239/kWh		\$115.52
Storm Protection Charge	2,205 kWh @ \$0.00400/kWh		\$8.82
Clean Energy Transition Mechanism	2,205 kWh @ \$0.00427/kWh		\$9.42
Storm Surcharge	2,205 kWh @ \$0.01061/kWh		\$23.40
Florida Gross Receipt Tax			\$9.10
Electric Service Cost			\$364.19

Avg kWh Used Per Day



Current Month's Electric Charges

\$364.19

Billing information continues on next page →



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

Service Period: 10/03/2023 - 10/31/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	1406 kWh @ \$0.03511/kWh	\$49.36
Fixture & Maintenance Charge	74 Fixtures	\$1207.68
Lighting Pole / Wire	74 Poles	\$2056.46
Lighting Fuel Charge	1406 kWh @ \$0.05169/kWh	\$72.68
Storm Protection Charge	1406 kWh @ \$0.01466/kWh	\$20.61
Clean Energy Transition Mechanism	1406 kWh @ \$0.00036/kWh	\$0.51
Storm Surcharge	1406 kWh @ \$0.00326/kWh	\$4.58
Florida Gross Receipt Tax		\$3.79
State Tax		\$257.61

Lighting Charges **\$3,673.28**

Current Month's Electric Charges

\$3,673.28

Billing information continues on next page →



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

Service Period: 10/03/2023 - 10/31/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	513 kWh @ \$0.03511/kWh	\$18.01
Fixture & Maintenance Charge	27 Fixtures	\$440.64
Lighting Pole / Wire	27 Poles	\$750.33
Lighting Fuel Charge	513 kWh @ \$0.05169/kWh	\$26.52
Storm Protection Charge	513 kWh @ \$0.01466/kWh	\$7.52
Clean Energy Transition Mechanism	513 kWh @ \$0.00036/kWh	\$0.18
Storm Surcharge	513 kWh @ \$0.00326/kWh	\$1.67
Florida Gross Receipt Tax		\$1.38
Franchise Fee		\$81.63
Municipal Public Service Tax		\$3.52
State Tax		\$11.57

Lighting Charges **\$1,342.97**

Current Month's Electric Charges

\$1,342.97

Billing information continues on next page →



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

Meter Read


Meter Location: IRRIGATION

Service Period: 10/03/2023 - 10/31/2023

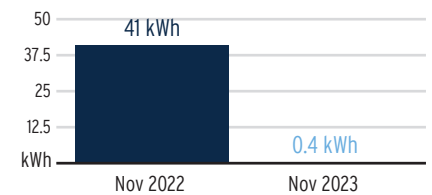
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000566744	10/31/2023	64,341		64,329		12 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	12 kWh @ \$0.07990/kWh		\$0.96
Fuel Charge	12 kWh @ \$0.05239/kWh		\$0.63
Storm Protection Charge	12 kWh @ \$0.00400/kWh		\$0.05
Clean Energy Transition Mechanism	12 kWh @ \$0.00427/kWh		\$0.05
Storm Surcharge	12 kWh @ \$0.01061/kWh		\$0.13
Florida Gross Receipt Tax			\$0.60
Electric Service Cost			\$24.17
State Tax			\$2.04
Total Electric Cost, Local Fees and Taxes			\$26.21

Avg kWh Used Per Day



Current Month's Electric Charges

\$26.21

Billing information continues on next page →



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

Meter Read

Meter Location: CLUB HOUSE

Service Period: 10/03/2023 - 10/31/2023

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813331	10/31/2023	50,540		43,958		6,582 kWh	1	29 Days
1000813331	10/31/2023	15.01		0		15.01 kW	1	29 Days

Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$1.08000	\$31.32
Billing Demand Charge	15 kW @ \$14.13000/kW	\$211.95
Energy Charge	6,582 kWh @ \$0.00736/kWh	\$48.44
Fuel Charge	6,582 kWh @ \$0.05239/kWh	\$344.83
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	6,582 kWh @ \$0.00084/kWh	\$5.53
Clean Energy Transition Mechanism	15 kW @ \$1.12000/kW	\$16.80
Storm Surcharge	6,582 kWh @ \$0.00238/kWh	\$15.67
Florida Gross Receipt Tax		\$17.85

Electric Service Cost **\$713.99**

State Tax \$60.33

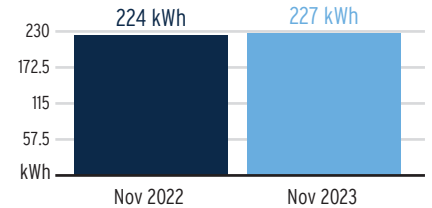
Total Electric Cost, Local Fees and Taxes **\$774.32**

Current Month's Electric Charges

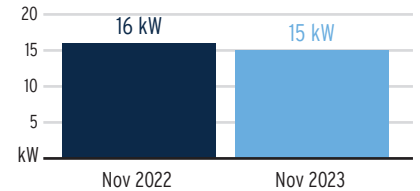
\$774.32

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 #: 221008025530

Statement Date: 12/01/2023

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

Service Period: 10/03/2023 - 10/31/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	670 kWh @ \$0.03511/kWh	\$23.52
Fixture & Maintenance Charge	37 Fixtures	\$525.85
Lighting Pole / Wire	37 Poles	\$1077.07
Lighting Fuel Charge	670 kWh @ \$0.05169/kWh	\$34.63
Storm Protection Charge	670 kWh @ \$0.01466/kWh	\$9.82
Clean Energy Transition Mechanism	670 kWh @ \$0.00036/kWh	\$0.24
Storm Surcharge	670 kWh @ \$0.00326/kWh	\$2.18
Florida Gross Receipt Tax		\$1.80
State Tax		\$126.32

Lighting Charges

\$1,801.43

Current Month's Electric Charges

\$1,801.43

Billing information continues on next page →



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

Service Period: 10/03/2023 - 10/31/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	855 kWh @ \$0.03511/kWh	\$30.02
Fixture & Maintenance Charge	45 Fixtures	\$734.40
Lighting Pole / Wire	45 Poles	\$1250.55
Lighting Fuel Charge	855 kWh @ \$0.05169/kWh	\$44.19
Storm Protection Charge	855 kWh @ \$0.01466/kWh	\$12.53
Clean Energy Transition Mechanism	855 kWh @ \$0.00036/kWh	\$0.31
Storm Surcharge	855 kWh @ \$0.00326/kWh	\$2.79
Florida Gross Receipt Tax		\$2.30
State Tax		\$156.66

Lighting Charges **\$2,233.75**

Current Month's Electric Charges

\$2,233.75

Billing information continues on next page →



Sub-Account #: 221007860432
Statement Date: 12/04/2023

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

Service Period: 10/03/2023 - 10/31/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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

Lighting Charges **\$565.73**

Current Month's Electric Charges

\$565.73

Billing information continues on next page →



Sub-Account #: 221008001598
Statement Date: 12/04/2023

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

Service Period: 10/03/2023 - 10/31/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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

Lighting Charges **\$1,468.28**

Current Month's Electric Charges

\$1,468.28

Total Current Month's Charges

\$12,284.60

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.

ACTION SECURITY, INC.
 1505 Manor Rd
 Englewood, FL 34223
 Sales@ActionSecurityFL.com

Invoice


BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
24864	01/01/2024	\$125.00	01/01/2024	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!

ACTION SECURITY, INC.
 1505 Manor Rd
 Englewood, FL 34223
 Sales@ActionSecurityFL.com

Invoice


BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
24970	01/11/2024	\$410.00	02/08/2024	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Labor 12/19/2023 Provided service per customer request, to checkout REX staying green and keeping gate unlocked close to pickleball court. Inspected equipment, replacing defective REX button. Tested and left operational.	1	125.00	125.00
Request-To-Exit button Free exit button for pedestrian gate, including all installation hardware.	1	225.00	225.00
Trip charge	1	60.00	60.00

FL Contractor ES12001404

BALANCE DUE

\$410.00

Thank you, we appreciate your business!

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

Service Slip / Invoice

Agenda Page 212

INVOICE: 96251400
DATE: 10/17/23
ORDER: 96251400

Bill-To: [3435891]
Ventana Club House
Frank Franco
11101 Ventana Groves Blvd
Riverview, FL 33578

Work Location: [3435891] 813-397-5120
Ventana Club House
Frank Franco
11101 Ventana Groves Blvd
Riverview, FL 33578

Work Date	Time	Target Pest	Technician	Lot/Block	Time In
10/17/23	08:25 AM		ARKLEIN		
Purchase Order		Terms	Last Service	Map Code	Sub/Dev
		DUE UPON RECEIPT	12/26/23	N/A	VENTANA
					Time Out

Service	Description	Amount
PS	Pest Control Service	\$150.00

Hi Mr/Ms XXXXXXXXXX, Today's 6-Point Advantage Service:1. Inspected the exterior of your home to identify potential pest problems 2. Removed and treated cobwebs and wasps nests within reach3. Provided conventional pest control applications4. Treated pest entry points around doors and windows5. Applied pest control materials around the outside perimeter of your home.6. Provided this detailed service report. Today's Service Comments: Today I completed your quarterly pest control service with Hometeam. I treated the front exterior of the building as well as the mailboxes. I was unable to treat the pool area, please feel free to schedule a return if you'd like this area done. During my inspection, I did find and remove six wasp nests and a few spiderwebs and spider eggs. Due to the completion of my service, you may see some dead or dying bugs. Please give treatment 3 to 5 days to take full effect. Have a great day and thank you for your business, Austin.Curbside Call was completed: textThank you for choosing HomeTeam Pest Defense as your service provider. Your next scheduled service month will be in January 2024.....

SUBTOTAL	\$150.00
TAX	\$0.00
TOTAL	\$150.00
AMT. PAID	\$0.00
BALANCE	\$150.00


TECHNICIAN SIGNATURE

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

Customer Unavailable to Sign
CUSTOMER SIGNATURE

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

Service Slip / Invoice

Agenda Page 213

INVOICE: 96944859
DATE: 11/07/23
ORDER: 96944859

Bill-To: [3435891]
Ventana Club House
Frank Franco
11101 Ventana Groves Blvd
Riverview, FL 33578

Work Location: [3435891] 813-397-5120
Ventana Club House
Frank Franco
11101 Ventana Groves Blvd
Riverview, FL 33578

Work Date	Time	Target Pest	Technician	Lot/Block	Time In
11/07/23	03:48 PM		ARKLEIN		
Purchase Order	Terms	Last Service	Map Code	Sub/Dev	Time Out
	DUE UPON RECEIPT	12/26/23	N/A	VENTANA	

Service	Description	Amount
PS	Pest Control Service	\$150.00

Hi Mr/Ms Franco, Today's 6-Point Advantage Service:1. Inspected the exterior of your home to identify potential pest problems 2. Removed and treated cobwebs and wasps nests within reach3. Provided conventional pest control applications4. Treated pest entry points around doors and windows5. Applied pest control materials around the outside perimeter of your home.6. Provided this detailed service report. Today's Service Comments: Today I completed your monthly pest control service with Hometeam. I treated the perimeter of the clubhouse, mailboxes, and pool. During my inspection, I did find and remove a few cobwebs, spider eggs, and wasp nests. Due to the completion of my service, you may see some dead or dying bugs. Please give treatment 3 to 5 days to take full effect. Have a great day and thank you for your business, Austin.Curbside Call was completed : textThank you for choosing HomeTeam Pest Defense as your service provider. Your next scheduled service month will be in December 2023.....

SUBTOTAL	\$150.00
TAX	\$0.00
TOTAL	\$150.00
AMT. PAID	\$0.00
BALANCE	\$150.00



TECHNICIAN SIGNATURE

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

Customer Unavailable to Sign
CUSTOMER SIGNATURE

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

Service Slip / Invoice

Agenda Page 214

INVOICE: 97617024
DATE: 12/26/23
ORDER: 97617024

Bill-To: [3435891]
Ventana Club House
Frank Franco
11101 Ventana Groves Blvd
Riverview, FL 33578

Work Location: [3435891] 813-397-5120
Ventana Club House
Frank Franco
11101 Ventana Groves Blvd
Riverview, FL 33578

Work Date	Time	Target Pest	Technician	Lot/Block	Time In
12/26/23	01:21 PM		ARKLEIN		
Purchase Order	Terms	Last Service	Map Code	Sub/Dev	Time Out
	DUE UPON RECEIPT	12/26/23	N/A	VENTANA	

Service	Description	Amount
PS	Pest Control Service	\$150.00

Hi, Mr/Ms Franco, Today's 6-Point Advantage Service:1. Inspected the exterior of your home to identify potential pest problems 2. Removed and treated cobwebs and wasps nests within reach3. Injected the Taexx built-in pest control system4. Treated pest entry points around doors and windows5. Applied pest control materials around the outside perimeter of your home.6. Provided this detailed service report. Today's Service Comments: Today I completed your pest control services with Hometeam at the Ventana clubhouse. I treated the perimeter both inside and outside of the pool area, As well as the mail room area. I sprayed the perimeter and placed granular bait to help reduce future pest activity. I also went around and removed all spiderwebs and spider egg sacs to the best of my ability. If you have any questions or concerns about today's visit. Please feel free to reach out to the office. Have a great day and thank you for your business, Austin.Curbside Call was completed : textThank you for choosing HomeTeam Pest Defense as your service provider. Your next scheduled service month will be in March 2024.....

SUBTOTAL	\$150.00
TAX	\$0.00
TOTAL	\$150.00
AMT. PAID	\$0.00
BALANCE	\$150.00


TECHNICIAN SIGNATURE

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

Customer Unavailable to Sign
CUSTOMER SIGNATURE



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

Invoice and detailed service report
Agenda Page 215

INVOICE #: 98260797

WORK DATE: 01/23/2024

BILL-TO 3435891

Ventana Club House
Janya Cooper
2005 Pan Am Cir
Suite 120 A
Tampa, FL 33607-2359

Phone: 813-608-8242

LOCATION 3435891

Ventana Club House
Janya Cooper
11101 Ventana Groves Blvd
Riverview, FL 33578

Phone: 813-608-8242

Time In: 1/23/2024 2:47:35 PM

Time Out: 1/23/2024 3:39:14 PM

Customer Signature

Customer Unavailable to Sign

Technician Signature

Austin Klein

License #:

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Pest Control Service	1.00	165.00	165.00
Subtotal					165.00
Tax					0.00
Total					165.00
Total Due:					165.00

Today's Service Comments

Hi Mr/Ms Franco,

Today's 6-Point Advantage Service:

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

Today's Service Comments:

Hello, this is your pest technician Austin, letting you know I completed your quarterly pest control at the Ventana Clubhouse. I took a brush to the exterior of the building, including the mail room and pool enclosure, removing all cobwebs and spider eggs I could find. I also checked under the tables and electric panels in the pool enclosure. To help reduce future pest activity, I sprayed and placed granular bait along the perimeter of the main building and mailroom. You may start to see some dead or dying bugs due to today's service. However, please give the treatment 3 to 5 days to take full of effect. Have a great day and thank you for your business, Austin.

Curbside Call was completed : text

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

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<p>You may see a slight increase starting in 2024.</p>

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Intice 10		73079-6	10.0000%	n/a	Orthoboric Acid 10%	1.0000 Pound	1.0000 Pound
Areas Applied: Exterior perimeter							
Target Pests: Ants, Earwig, Roaches							

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



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

Invoice and detailed service report
Agenda Page 216

INVOICE #: 98260797

WORK DATE: 01/23/2024

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Onslaught		1021-1815	6.4000%	0.0250	cyano (3-phenoxyphenyl) methyl-(S)-4- chloro-alpha-(1-methylethyl) benzeneacetate	6.0000 Fluid Ounce	0.0234 Fluid Ounce

Areas Applied: Exterior entry points
Target Pests: Ants, Roaches, Spiders

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Tandem		100-1437	15.1000%	0.0140	Thiamethoxam 11.6%; Lambda-cyhalothrin 3.5%	1.0000 Gallon	0.0009 Gallon

Areas Applied: Exterior perimeter
Target Pests: Ants, Roaches, Spiders

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Onslaught	6.4000%	6.0000 Fluid Ounce	One Gallon Compressed Sprayer	3:33:06 PM
1021-1815	0.02500000	0.0234 Fluid Ounce	Spot Treatment	

Target Pests: Ants, Roaches, Spiders
Areas Applied: Exterior entry points

Weather: 0°, 0 MPH

Intice 10	10.0000%	1.0000 Pound	Spreader	3:32:47 PM
73079-6	n/a	1.0000 Pound	Broadcast	

Target Pests: Ants, Earwig, Roaches
Areas Applied: Exterior perimeter

Weather: 0°, 0 MPH

Tandem	15.1000%	1.0000 Gallon	Backpack Compressed Sprayer	3:33:50 PM
100-1437	0.01400000	0.0009 Gallon	Perimeter	

Target Pests: Ants, Roaches, Spiders
Areas Applied: Exterior perimeter

Weather: 0°, 0 MPH

GENERAL COMMENTS / INSTRUCTIONS

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

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



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

Date	Invoice
10/13/2023	31952
Account	
Ventana CDD	

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

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

Terms	Due Date	PO Number	Reference	
NET15	10/28/2023	rick.reidt@infra mark.com		

Service Request Number		407177		
Summary		Firewall UTM Support		
Billing Method		Actual Rates		
Detail		Wed 10/11/2023/2:22 PM UTC-04/ Ashley Raulerson-Salesorder #004443 Firewall UTM Support		
		Serial # FGT40FTK21059963		
		UTM Expiration Date: 10/4/24		
Resolution				
Company Name		Ventana CDD (Inframark)		
Contact Name		Rick Reidt		
Products & Other Charges		Quantity	Price	Amount
<u>Billable Products & Other Charges</u>				
COTERM: UTM Protection (24x7 FortiCare plus Application Control, IPS, AV, Web Filtering and Antispam Services)AV, FortiGuard NGFW Service, CF, AS, 24x7 Email, 24x7 Comprehensive Support, Advance HW, Firmware & General Updates		1.00	\$453.60	\$453.60
		Total Products & Other Charges:		\$453.60
We appreciate your business! MHD Communications accepts checks and all major credit cards. A late payment charge of 5% per month will be applied to all unpaid balances.		Invoice Subtotal:		\$453.60
		Sales Tax:		\$0.00
		Invoice Total:		\$453.60
		Payments:		\$0.00
		Credits:		\$0.00
		Balance Due:		\$453.60

TO:

Ventana Community Development Dist.
 c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, Florida 33607
inframark@avidbill.com

Cc: Tonja Stewart
 Stantec Sr. Project Manager
Tonja.Stewart@stantec.com

FROM:

Mark Postma
 Postma Land Service, LLC
 10020 Wauchula Road
 Myakka City, Florida 34251
 (941) 400-9897
postmalandservice@gmail.com



Work location:

Ventana Community Development District

Description of Work:	Total
Mowing of approximately 3,300' of vegetation and cleaning of vegetation around trees to the capability of the machine so that area can be maintained by the district.	\$20,300.00
TOTAL BALANCE DUE:	\$20,300.00

Please submit payment to:

Postma Land Service, LLC
10020 Wauchula Road
Myakka City, Florida 34251

Thank you for your business!

ENVIRONMENTALLY FRIENDLY

FREE ESTIMATES

Vegetation Removal & Mowing

Pond Digging - Pepper Tree Removal

Can Work On Up to 70° Slopes

Clearing & Mowing In Up To 6 Feet Of Water

Call For All Your Difficult Clearing Needs

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 5940
DATE 01/06/2024
TERMS Net 15
DUE DATE 01/21/2024

ACTIVITY	QTY	RATE	AMOUNT
Labor 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 5947
DATE 01/14/2024
TERMS Net 15
DUE DATE 01/29/2024

ACTIVITY	QTY	RATE	AMOUNT
Labor 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

CHECK REQUEST FORM
Ventana

Date:	1/8/2024
Invoice#:	01052024-01
Vendor#:	V00067
Vendor Name:	Ventana
Pay From:	Truist Acct# 1893
Description:	Series 2018 - FY 24 Tax Dist ID 655
Code to:	200.103200.1000
Amount:	\$6,673.69
Requested By:	<div>1/8/2024</div> <div><u>Teresa Farlow</u></div>

VENTANA CDD

DISTRICT CHECK REQUEST

Today's Date	<u>1/5/2024</u>
Payable To	<u>Ventana CDD</u>
Check Amount	<u>\$6,673.69</u>
Check Description	<u>Series 2018 - FY 24 Tax Dist. ID 655</u>
Check Amount	<u>\$612.09</u>
Check Description	<u>Series 2021 - FY 24 Tax Dist. ID 655</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 _____

Fiscal Year 2024, Tax Year 2023

	Dollar Amounts	Fiscal Year 2024 Percentages		
Net O&M	\$ 1,111,313.36	48.87%	0.488700	98%
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
12/5/2023	132,690.31	64,841.48	64,841.47	62,148.71	62,148.71	5,700.13	5,700.13	-	649
11/22/2023	52,077.91	25,448.80	25,448.79	24,391.95	24,391.95	2,237.17	2,237.17	-	647
12/7/2023	1,984,422.80	969,723.43	969,723.43	929,452.30	929,452.30	85,247.07	85,247.07	-	651
12/15/2023	13,887.42	6,786.33	6,786.33	6,504.51	6,504.51	596.58	596.58	-	652
1/5/2024	14,248.64	6,962.85	6,962.85	6,673.69	6,673.69	612.09	612.09	0.01	655
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
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		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
TOTAL	2,236,119.74	1,092,719.61	1,092,719.59	1,047,340.63	1,047,340.64	96,059.50	96,059.50	0.01	
Net Total on Roll	2,274,169.63		1,111,313.36		1,065,162.21		\$ 97,694.05		
Collection Surplus / (Deficit)	(38,049.89)		(18,593.77)		(17,821.57)		(1,634.55)		

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 12-11-2023 to 12-31-2023 dated 01-05-2024 - Run 01/04/2024 12:50PM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current	655	DD0144	VENTANA CDD	12,916.14	0.00	0.00	0.00	-387.49	12,528.65	250.57	12,278.08
Real Estate Installment	655	DD0144	VENTANA CDD	2,072.97	0.00	0.00	0.00	-62.19	2,010.78	40.22	1,970.56
Real Estate Current, Real Estate Installment	655	DD0144	VENTANA CDD	14,989.11	0.00	0.00	0.00	-449.68	14,539.43	290.79	14,248.64
Real Estate Current	655	DD0145	TIMBER CREEK CDD	2,069.07	0.00	0.00	0.00	-62.07	2,007.00	40.14	1,966.86
Real Estate Current	655	DD0146	SHERWOOD MANOR CDD	2,469.66	0.00	0.00	0.00	-74.09	2,395.57	47.91	2,347.66
Real Estate Current	655	DD0147	BOYETTE PARK CDD	7,049.50	0.00	0.00	0.00	-211.50	6,838.00	136.76	6,701.24
Real Estate Installment	655	DD0147	BOYETTE PARK CDD	2,483.49	0.00	0.00	0.00	-68.54	2,414.95	48.30	2,366.65
Real Estate Current, Real Estate Installment	655	DD0147	BOYETTE PARK CDD	9,532.99	0.00	0.00	0.00	-280.04	9,252.95	185.06	9,067.89
Real Estate Current	655	DD0148	SOUTHSHORE BAY CDD	7,045.31	0.00	0.00	0.00	-211.35	6,833.96	136.68	6,697.28
Real Estate Current	655	DD0149	CYPRESS MILL CDD	341.06	0.00	0.00	0.00	0.00	341.06	6.82	334.24
Real Estate Current	655	DD0150	SPENCER CREEK	2,778.92	0.00	0.00	0.00	-83.37	2,695.55	53.91	2,641.64
Real Estate Installment	655	DD0150	SPENCER CREEK	606.07	0.00	0.00	0.00	-18.18	587.89	11.75	576.14
Real Estate Current, Real Estate Installment	655	DD0150	SPENCER CREEK	3,384.99	0.00	0.00	0.00	-101.55	3,283.44	65.66	3,217.78
Real Estate Current	655	DD0151	SHELL POINT CDD	5,490.64	0.00	0.00	0.00	-184.72	5,325.92	106.52	5,219.40
Real Estate Installment	655	DD0151	SHELL POINT CDD	642.21	0.00	0.00	0.00	-19.27	622.94	12.46	610.48
Real Estate Current, Real Estate Installment	655	DD0151	SHELL POINT CDD	6,132.85	0.00	0.00	0.00	-183.99	5,948.86	118.98	5,829.88
Real Estate Current	655	DD0152	CREEK PRESERVE CDD	19,935.74	0.00	0.00	0.00	-598.05	19,337.69	386.75	18,950.94
Real Estate Current	655	DD0153	BELMONT II CDD	9,919.64	0.00	0.00	0.00	-297.59	9,622.05	192.45	9,429.60
Real Estate Installment	655	DD0153	BELMONT II CDD	3,337.19	0.00	0.00	0.00	-66.99	3,270.20	65.39	3,204.81
Real Estate Current, Real Estate Installment	655	DD0153	BELMONT II CDD	13,256.83	0.00	0.00	0.00	-364.58	12,892.25	257.84	12,634.41
Real Estate Current	655	DD0154	FISHHAWK RANCH CDD	104,034.53	0.00	0.00	0.00	-3,108.90	100,925.63	2,018.50	98,907.13

CHECK REQUEST FORM
Ventana

Date:	1/8/2024
Invoice#:	01052024-02
Vendor#:	V00067
Vendor Name:	Ventana
Pay From:	Truist Acct# 1893
Description:	Series 2021 - FY 24 Tax Dist ID 655
Code to:	201.103200.1000
Amount:	\$612.09
Requested By:	<div>1/8/2024</div> <div><u>Teresa Farlow</u></div>

VENTANA CDD

DISTRICT CHECK REQUEST

Today's Date	<u>1/5/2024</u>
Payable To	<u>Ventana CDD</u>
Check Amount	<u>\$6,673.69</u>
Check Description	<u>Series 2018 - FY 24 Tax Dist. ID 655</u>
Check Amount	<u>\$612.09</u>
Check Description	<u>Series 2021 - FY 24 Tax Dist. ID 655</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

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE
Fiscal Year 2024, Tax Year 2023

98%

W:\DMS\Client Files\Ventana CDD 505\Financial Services\Accounting\Debt Service\FY 2024\VNT FY 2024 DS SCHEDULE

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 12-11-2023 to 12-31-2023 dated 01-05-2024 - Run 01/04/2024 12:50PM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current	655	DD0144	VENTANA CDD	12,916.14	0.00	0.00	0.00	-387.49	12,528.65	250.57	12,278.08
Real Estate Installment	655	DD0144	VENTANA CDD	2,072.97	0.00	0.00	0.00	-62.19	2,010.78	40.22	1,970.56
Real Estate Current, Real Estate Installment	655	DD0144	VENTANA CDD	14,989.11	0.00	0.00	0.00	-449.68	14,539.43	290.79	14,248.64
Real Estate Current	655	DD0145	TIMBER CREEK CDD	2,089.07	0.00	0.00	0.00	-62.07	2,007.00	40.14	1,966.86
Real Estate Current	655	DD0146	SHERWOOD MANOR CDD	2,469.66	0.00	0.00	0.00	-74.09	2,395.57	47.91	2,347.66
Real Estate Current	655	DD0147	BOYETTE PARK CDD	7,049.50	0.00	0.00	0.00	-211.50	6,838.00	136.76	6,701.24
Real Estate Installment	655	DD0147	BOYETTE PARK CDD	2,483.49	0.00	0.00	0.00	-68.54	2,414.95	48.30	2,366.65
Real Estate Current, Real Estate Installment	655	DD0147	BOYETTE PARK CDD	9,532.99	0.00	0.00	0.00	-280.04	9,252.95	185.06	9,067.89
Real Estate Current	655	DD0148	SOUTHSHORE BAY CDD	7,045.31	0.00	0.00	0.00	-211.35	6,833.96	136.68	6,697.28
Real Estate Current	655	DD0149	CYPRESS MILL CDD	341.06	0.00	0.00	0.00	0.00	341.06	6.82	334.24
Real Estate Current	655	DD0150	SPENCER CREEK	2,778.92	0.00	0.00	0.00	-83.37	2,695.55	53.91	2,641.64
Real Estate Installment	655	DD0150	SPENCER CREEK	606.07	0.00	0.00	0.00	-18.18	587.89	11.75	576.14
Real Estate Current, Real Estate Installment	655	DD0150	SPENCER CREEK	3,384.99	0.00	0.00	0.00	-101.55	3,283.44	65.66	3,217.78
Real Estate Current	655	DD0151	SHELL POINT CDD	5,490.64	0.00	0.00	0.00	-164.72	5,325.92	106.52	5,219.40
Real Estate Installment	655	DD0151	SHELL POINT CDD	642.21	0.00	0.00	0.00	-19.27	622.94	12.46	610.48
Real Estate Current, Real Estate Installment	655	DD0151	SHELL POINT CDD	6,132.85	0.00	0.00	0.00	-183.99	5,948.86	118.98	5,829.88
Real Estate Current	655	DD0152	CREEK PRESERVE CDD	19,935.74	0.00	0.00	0.00	-598.05	19,337.69	386.75	18,950.94
Real Estate Current	655	DD0153	BELMONT II CDD	9,919.64	0.00	0.00	0.00	-297.59	9,622.05	192.45	9,429.60
Real Estate Installment	655	DD0153	BELMONT II CDD	3,337.19	0.00	0.00	0.00	-66.99	3,270.20	65.39	3,204.81
Real Estate Current, Real Estate Installment	655	DD0153	BELMONT II CDD	13,256.83	0.00	0.00	0.00	-364.58	12,892.25	257.84	12,634.41
Real Estate Current	655	DD0154	FISHHAWK RANCH CDD	104,034.53	0.00	0.00	0.00	-3,108.90	100,925.63	2,018.50	98,907.13



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

Date	Invoice
01/08/2024	32943
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	01/23/2024			

Service Request Number		426759			
Summary		Questions About NVR Footage Retrieval			
Billing Method		Actual Rates			
Detail		Mon 1/8/2024/11:09 AM UTC-05/ Tanner Bryant-Ebanks- Need assistance with retrieving footage from NVR			
		Mon 1/8/2024/10:49 AM UTC-05/ Tanner Bryant-Ebanks (time)- Walked user through retrieving footage in iVMS-4200			
Resolution		Mon 1/8/2024/10:49 AM UTC-05/ Tanner Bryant-Ebanks (time)- Walked user through retrieving footage in iVMS-4200			
Company Name		Ventana CDD (Inframark)			
Contact Name		Frank Franco			
Services		Work Type	Hours	Rate	Amount
Billable Services					
Help Desk Technician		Remote - Business Hours	0.25	150.00	\$37.50
Total Services:					\$37.50
We appreciate your business! MHD Communications accepts checks and all major credit cards. A late payment charge of 5% per month will be applied to all unpaid balances.			Invoice Subtotal:		\$37.50
			Sales Tax:		\$0.00
			Invoice Total:		\$37.50
			Payments:		\$0.00
			Credits:		\$0.00
			Balance Due:		\$37.50

Invoice Time Detail

Invoice Number: 32943
Company: Ventana CDD (Inframark)

Charge To: Ventana CDD (Inframark) / Questions About NVR Footage Retrieval Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
01/08/2024	Bryant-Ebanks, Tanner	Service Ticket: 426759 Summary: Questions About NVR Footage Retrieval Walked user through retrieving footage in iVMS- 4200	Y	0.25	150.00	\$37.50

Subtotal: \$37.50

Invoice Time Total: **Billable Hours:** **0.25**



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

Date	Invoice
01/30/2024	33149
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	02/14/2024			

Service Request Number		430872			
Summary		View Cameras on TV			
Billing Method		Actual Rates			
Detail		Wed 1/24/2024/2:29 PM UTC-05/ Amanda Lebbling-Frank is unable to view the cameras wirelessly on his TV in the office. It works perfectly when he plugs an HDMI cable in.			
Resolution					
Company Name		Ventana CDD (Inframark)			
Contact Name		Frank Franco			
Services		Work Type	Hours	Rate	Amount
Billable Services					
Professional Services Technician		Travel	2.00	150.00	\$300.00
Professional Services Technician		Onsite - Business Hours	3.00	150.00	\$450.00
Total Services:					\$750.00
We appreciate your business! MHD Communications accepts checks and all major credit cards. A late payment charge of 5% per month will be applied to all unpaid balances.			Invoice Subtotal:		\$750.00
			Sales Tax:		\$0.00
			Invoice Total:		\$750.00
			Payments:		\$0.00
			Credits:		\$0.00
			Balance Due:		\$750.00

Invoice Time Detail

Invoice Number: 33149
Company: Ventana CDD (Inframark)

Charge To: Ventana CDD (Inframark) / View Cameras on TV Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
01/24/2024	Huh, Clive	Service Ticket: 430872 Summary: View Cameras on TV Travel to Ventana	Y	0.50	150.00	\$75.00
01/24/2024	Huh, Clive	Service Ticket: 430872 Summary: View Cameras on TV - Frank was not in office. - Called Frank and he mentioned he is unable to cast from his laptop to a visio tv he installed in his office. He mentioned the screen goes black when casting; requested assistance in casting his cameras to this visio display.	Y	1.00	150.00	\$150.00
01/26/2024	Snyder, Shawn	Service Ticket: 430872 Summary: View Cameras on TV	Y	0.75	150.00	\$112.50
01/26/2024	Huh, Clive	Service Ticket: 430872 Summary: View Cameras on TV Travel to Ventana	Y	0.75	150.00	\$112.50
01/26/2024	Snyder, Shawn	Service Ticket: 430872 Summary: View Cameras on TV	Y	1.00	150.00	\$150.00
01/26/2024	Huh, Clive	Service Ticket: 430872 Summary: View Cameras on TV Client requested the ability to cast from laptop to visio TV. - Was unable to cast to tv (see Shawn's notes for technical details) - Updated DST settings on NVR	Y	1.00	150.00	\$150.00

Subtotal: \$750.00**Invoice Time Total:****Billable Hours:****5.00**

12C.

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2024

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 January 31, 2024

(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	\$ 855,558	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 855,558
Cash in Transit	-	1	-	-	-	-	-	1
Due From Other Funds	-	7,768	1,236	24	-	-	-	9,028
Investments:								
Prepayment Account	-	24	39	-	-	-	-	63
Reserve Fund	-	532,575	48,808	-	-	-	-	581,383
Revenue Fund	-	1,129,496	102,921	-	-	-	-	1,232,417
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	\$ 855,633	\$ 1,669,864	\$ 153,004	\$ 24	\$ 15,679,215	\$ 17,345,000	\$ -	\$ 35,702,740

LIABILITIES

Accounts Payable	\$ 18,338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,338
Accrued Expenses	100	-	-	-	-	-	-	100
Bonds Payable	-	-	-	-	-	17,345,000	-	17,345,000
Due To Other Funds	9,029	-	-	-	-	-	-	9,029
TOTAL LIABILITIES	27,467	-	-	-	-	17,345,000	-	17,372,467

VENTANA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2024

(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	-	1,669,864	153,004	-	-	-	-	1,822,868
Capital Projects	-	-	-	24	-	-	-	24
Unassigned:	828,166	-	-	-	15,679,215	-	-	16,507,381
TOTAL FUND BALANCES	828,166	1,669,864	153,004	24	15,679,215	-	-	18,330,273
TOTAL LIABILITIES & FUND BALANCES	\$ 855,633	\$ 1,669,864	\$ 153,004	\$ 24	\$ 15,679,215	\$ 17,345,000	\$	\$ 35,702,740

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Rental Income	\$ -	\$ 825	\$ 825	0.00%
Special Assmnts- Tax Collector	1,111,313	1,092,720	(18,593)	98.33%
Other Miscellaneous Revenues	-	300	300	0.00%
TOTAL REVENUES	1,111,313	1,093,845	(17,468)	98.43%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	13,000	1,600	11,400	12.31%
ProfServ-Trustee Fees	8,400	-	8,400	0.00%
Disclosure Report	8,400	2,800	5,600	33.33%
District Counsel	8,000	9,053	(1,053)	113.16%
District Engineer	6,000	5,814	186	96.90%
District Manager	45,000	15,000	30,000	33.33%
Accounting Services	12,000	2,250	9,750	18.75%
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	34	3,466	0.97%
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	619	881	41.27%
Dues, Licenses, Subscriptions	138	402	(264)	291.30%
Total Administration	151,913	79,795	72,118	52.53%
<u>Electric Utility Services</u>				
Utility - Electric	148,000	39,064	108,936	26.39%
Utility Services	10,000	-	10,000	0.00%
Total Electric Utility Services	158,000	39,064	118,936	24.72%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	2,000	806	1,194	40.30%
Total Garbage/Solid Waste Services	2,000	806	1,194	40.30%

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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>Water-Sewer Comb Services</u>				
Utility - Water	6,000	1,424	4,576	23.73%
Total Water-Sewer Comb Services	6,000	1,424	4,576	23.73%
<u>Other Physical Environment</u>				
Payroll-Pool Monitors	57,000	-	57,000	0.00%
ProfServ - Field Management Onsite Staff	12,000	6,333	5,667	52.78%
Midge Fly Treatment	4,600	-	4,600	0.00%
Amenity Center Cleaning & Supplies	7,000	-	7,000	0.00%
Contracts-Aquatic Control	13,500	14,644	(1,144)	108.47%
Contracts-Pools	15,000	6,600	8,400	44.00%
Amenity Center Pest Control	1,800	615	1,185	34.17%
Security	6,000	500	5,500	8.33%
Onsite Staff	35,000	7,000	28,000	20.00%
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	7,016	12,984	35.08%
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	87,004	162,996	34.80%
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	1,430	570	71.50%
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	2,150	12,850	14.33%
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	145,033	648,367	18.28%
TOTAL EXPENDITURES	1,111,313	266,122	845,191	23.95%

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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
Excess (deficiency) of revenues				
Over (under) expenditures	-	827,723	827,723	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		443		
FUND BALANCE, ENDING		<u>\$ 828,166</u>		

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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	\$ -	\$ 12,313	\$ 12,313	0.00%
Special Assmnts- Tax Collector	1,062,956	1,047,341	(15,615)	98.53%
TOTAL REVENUES	1,062,956	1,059,654	(3,302)	99.69%
<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	-	675,176	675,176	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		994,688		
FUND BALANCE, ENDING		\$ 1,669,864		

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
Series 2021 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,240	\$ 1,240	0.00%
Special Assmnts- Tax Collector	96,794	96,060	(734)	99.24%
TOTAL REVENUES	96,794	97,300	506	100.52%
<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	-	68,678	68,678	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		84,326		
FUND BALANCE, ENDING		\$ 153,004		

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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 January 31, 2024
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. 01-24
Statement Date 1/31/2024

G/L Balance (LCY)	855,557.88	Statement Balance	858,797.88
G/L Balance	855,557.88	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	858,797.88
Subtotal	855,557.88	Outstanding Checks	3,240.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	855,557.88	Ending Balance	855,557.88
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
12/7/2023	Payment	1959	ZEBRA CLEANING TEAM	3,300.00	3,300.00	0.00
12/21/2023	Payment	1964	VENTANA CDD	1,048,429.58	1,048,429.58	0.00
1/4/2024	Payment	1965	FIRST CHOICE AQUATIC WEED	826.00	826.00	0.00
1/4/2024	Payment	1966	ILLUMINATIONS HOLIDAY LIGHTING	1,075.00	1,075.00	0.00
1/4/2024	Payment	1967	INFRAMARK LLC	8,644.38	8,644.38	0.00
1/4/2024	Payment	1968	MHD COMMUNICATIONS	262.50	262.50	0.00
1/4/2024	Payment	1969	SPEAREM ENTERPRISES	990.00	990.00	0.00
1/4/2024	Payment	1970	STRALEY ROBIN VERICKER	9,052.50	9,052.50	0.00
1/9/2024	Payment	DD153	Payment of Invoice 000952	179.39	179.39	0.00
1/10/2024	Payment	1971	INFRAMARK LLC	12,275.00	12,275.00	0.00
1/12/2024	Payment	1972	HOME TEAM PEST DEFENSE	450.00	450.00	0.00
1/12/2024	Payment	1973	MHD COMMUNICATIONS	491.10	491.10	0.00
1/12/2024	Payment	1974	SPEAREM ENTERPRISES	704.00	704.00	0.00
1/12/2024	Payment	1975	VENTANA CDD	7,285.78	7,285.78	0.00
1/12/2024	Payment	1976	YELLOWSTONE LANDSCAPE	16,245.92	16,245.92	0.00
1/22/2024	Payment	DD154	Payment of Invoice 000983	182.96	182.96	0.00
1/24/2024	Payment	1979	FIRST CHOICE AQUATIC WEED	826.00	826.00	0.00
1/24/2024	Payment	1984	POSTMA LAND SERVICES LLC	20,300.00	20,300.00	0.00
1/25/2024	Payment	DD155	Payment of Invoice 000991	11,761.11	11,761.11	0.00
1/22/2024		JE000419	Returned Deposit	100.00	100.00	0.00
Total Checks				1,143,381.22	1,143,381.22	0.00

Deposits

1/19/2024	JE000405	CK#151## - Clubhouse Rental	G/L	100.00	100.00	0.00
1/19/2024	JE000406	CK#105## - Clubhouse Rental	G/L	75.00	75.00	0.00
1/19/2024	JE000407	CK#1119### - Clubhouse Rental	G/L	50.00	50.00	0.00
1/19/2024	JE000408	CK#1983### - Clubhouse Rental	G/L	75.00	75.00	0.00
1/19/2024	JE000409	CK#210## - Clubhouse Rental	G/L	100.00	100.00	0.00
1/19/2024	JE000410	CK#211## - Clubhouse Rental	G/L	25.00	25.00	0.00
1/19/2024	JE000411	CK#177## - Clubhouse Rental	G/L	50.00	50.00	0.00
1/19/2024	JE000412	CK#185## - Clubhouse Rental	G/L	50.00	50.00	0.00
1/19/2024	JE000413	CK#107## - Clubhouse Rental	G/L	75.00	75.00	0.00
1/19/2024	JE000414	MO##### - Clubhouse Rental	G/L	75.00	75.00	0.00

VENTANA CDD

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Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
1/19/2024		JE000415	MO##### - Clubhouse Rental	G/L	50.00	50.00	0.00
1/19/2024		JE000416	MO##### - Clubhouse Rental	G/L	50.00	50.00	0.00
1/19/2024		JE000417	CK#1224207882##### - Clubhouse	G/L	50.00	50.00	0.00
1/5/2024		JE000418	Debt Service/ Tax Revenue	G/L	14,248.64	14,248.64	0.00
Total Deposits					15,073.64	15,073.64	0.00

Outstanding Checks

7/13/2023	Payment	1877	BRIA FORD		75.00	0.00	75.00
12/7/2023	Payment	1951	JUAN CARLOS REYES		200.00	0.00	200.00
1/12/2024	Payment	1977	ZEBRA CLEANING TEAM		1,650.00	0.00	1,650.00
1/24/2024	Payment	1978	ACTION SECURITY, INC		410.00	0.00	410.00
1/24/2024	Payment	1980	JUAN CARLOS REYES		200.00	0.00	200.00
1/24/2024	Payment	1981	KELLY TIMMER		200.00	0.00	200.00
1/24/2024	Payment	1983	SPEAREM ENTERPRISES		340.00	0.00	340.00
1/26/2024	Payment	1985	HOME TEAM PEST DEFENSE		165.00	0.00	165.00
Total Outstanding Checks.....					3,240.00		3,240.00