

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
NOVEMBER 04, 2021**

VENTANA
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, NOVEMBER 04, 2021 AT 2:00 P.M.
THE OFFICES OF MERITUS DISTRICTS
LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607

District Board of Supervisors	Chair	Jeffery Hills
	Supervisor	Kelly Evans
	Supervisor	Nicholas Dister
	Supervisor	Vacant
	Supervisor	Vacant
District Manager	Meritus Districts	Brian Howell
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at **2:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the second section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The third section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The sixth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

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

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Board of Supervisors
Ventana Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Ventana Community Development District will be held on **Thursday, November 04, 2021 at 2:00 p.m. at the offices of Meritus Districts located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.** Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting. Following is the agenda for the meeting:

Call In Number: 1-866-906-9330 **Access Code: 4863181**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Discussion on Landscaping True-Up Letter – Cornerstone.....Tab 01
 - B. Discussion on Board of Supervisor Compensation
 - C. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Public Hearing & Regular Meeting August 05, 2021.....Tab 02
 - B. Consideration of Operation and Maintenance Expenditures July 2021Tab 03
 - C. Consideration of Operation and Maintenance Expenditures August 2021.....Tab 04
 - D. Consideration of Operation and Maintenance Expenditures September 2021Tab 05
 - E. Review of Financial Statements Month Ending September 30, 2021.....Tab 06
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 8. ADJOURNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Brian Howell,
District Manager

October 1, 2021

Re: Ventana CDD Landscape Maintenance Service “True Up”

To Whom it Concerns:

In reviewing our records, we recognized an amount of billing that was never processed by our team. As we progressed through the installation project for the community, we should have been intentional about increasing our maintenance billing pro rata. This did not happen, and we have provided maintenance services at a loss. I have included the corrected billing and provided the final “true up” balance.

Please accept my sincere apology for this oversight. The responsibility ultimately lies with me. I regret the need to present the situation and billing amounts. We have resolved the situation internally to avoid such an oversight in the future.

After your review, we are requesting payment of billings as noted. I have also included a revised landscape maintenance service agreement; we are requesting this to go into effect as of October. In the meantime, we will continue to provide services trusting our ability to work through this together. I do not take the relationship and opportunity to support you for granted.

I will be available to discuss the situation by phone, video, or in person if necessary.

Sincerely,

Eric Schultz
General Manager
Cornerstone

	Ventana CDD		
	Billed	Corrected	Balance
Jan-00	\$ 7,560	\$ 7,560	\$ -
Feb-00	\$ 7,560	\$ 9,831	\$ (2,271)
Mar-00	\$ 7,560	\$ 9,831	\$ (2,271)
Apr-00	\$ 7,560	\$ 9,831	\$ (2,271)
May-00	\$ 7,560	\$ 9,831	\$ (2,271)
Jun-00	\$ 7,560	\$ 9,831	\$ (2,271)
Jul-00	\$ 7,560	\$ 9,831	\$ (2,271)
Aug-00	\$ 7,560	\$ 9,831	\$ (2,271)
Sep-00	\$ 7,560	\$ 9,831	\$ (2,271)
Oct-00	\$ 7,560	\$ 9,831	\$ (2,271)
Nov-00	\$ 7,560	\$ 9,831	\$ (2,271)
Dec-00	\$ 7,560	\$ 9,831	\$ (2,271)
Jan-01	\$ 7,560	\$ 10,996	\$ (3,436)
Feb-01	\$ 7,560	\$ 10,996	\$ (3,436)
Mar-01	\$ 7,560	\$ 10,996	\$ (3,436)
Apr-01	\$ 7,560	\$ 10,996	\$ (3,436)
May-01	\$ 7,560	\$ 10,996	\$ (3,436)
Jun-01	\$ 7,560	\$ 10,996	\$ (3,436)
Jul-01	\$ 7,560	\$ 10,996	\$ (3,436)
Aug-01	\$ 7,560	\$ 10,996	\$ (3,436)
Sep-01	\$ 7,560	\$ 10,996	\$ (3,436)
Total	\$ 158,760	\$ 214,665	\$ (55,905)

VENTANA

COMMUNITY DEVELOPMENT DISTRICT



Cornerstone

14620 BELLAMY BROTHERS BLVD.

DADE CITY, FL 33525

PHONE: 866-617-2245 | FAX: 866-929-6998

WWW.FLCORNERSTONE.COM

LANDSCAPE MAINTENANCE SERVICE AGREEMENT

DATE: SEPTEMBER 20, 2021



MAINTENANCE SERVICE:

SCOPE OF WORK	FREQUENCY
<u>Maintenance:</u> Mowing, Edging, Pruning (under 12ft), Weeding, Debris Clean-Up	40
<u>Irrigation:</u> Monthly Wet Checks, 145 Zones	12
<u>Fertilization/ Turf:</u> 6 Applications per year at turf areas (St. Augustine Turf Only)	6
<u>Ornamental:</u> 4 Applications per year at shrubs and trees	4

SERVICE PRICING:

DESCRIPTION	MONTHLY	ANNUAL
TOTAL SERVICE PRICING:	\$18,362.00	\$220,344.00
<i>Maintenance</i>		
<i>Irrigation</i>		
<i>Fertilization/ Turf</i>		
<i>Ornamental(s)</i>		

PRACTICAL SPECIFICATIONS FOR CONTRACT LANDSCAPE MANAGEMENT

Scope of Work:

Contractor shall furnish all horticultural supervision, labor, material, equipment, and transportation required to maintain the landscape throughout the contract period, as specified herein.

The scope of our services shall be based exclusively on those items approved and initialed on Page Two (2) of our Proposal document – “Service Proposal”

Lawn Care:**Mowing and Edging:**

Mowing shall be performed with commercial grade mower types to provide a quality cut. All turf shall be mowed at a height of 3-4”. Based on the agreed upon mowing visits, all turf shall be mowed more frequently during the active growing season of May through September and less frequently during the slow growing season of November through April.

Should the Owner / Client request additional mowing, a separate proposal can be provided at the time service is requested.

In accordance with Green Industries Best Management Practices, clippings shall be left on the lawn if no visible clumps remain on the grass surface 24 hours after mowing. Edges shall be trimmed to maintain a neat appearance.

Fertilization:

Lawns shall be fertilized as warranted with a commercial fertilizer. The number of applications will be dependent on the type of nitrogen used and the type of turfgrass. Only professional grade fertilizers will be used and have no less than 50% slow-release formulations. Contractor will follow Green Industries Best Management Practices set forth by the University of Florida and enforced by local officials.

Disease Control:

Disease control is maintained through proper fertilization, mowing and water management. If a disease situation does occur, Contractor will use treatments to stop or slow progression of disease.

Insect Control:

Contractor will provide control of turf damaging insects using Federal and State registered insect control products as needed to prevent or mitigate turf damage. These treatments do not include the prevention of fire ant infestation which is available at added cost.

Disease caused by infestation of nematodes (microscopic round worms that feed on roots) is not included. Currently, there is no effective nematode control product registered for use on

landscapes. Contractor will recommend additional treatments and procedures to minimize damage should nematodes become a problem. These treatments will be provided at additional cost. Nematode control is available for some sports turf locations and will be quoted separately if required.

Weed control:

Contractor will use proper fertilization, mowing and watering practices to promote the growth of weed resistant turf. Additionally, applications of pre and post emergence weed controls will be applied at times if warranted to control weeds without damaging desirable turf.

Recent changes in Federal regulations have resulted in our loss of ability to selectively control some weeds including crabgrass when they are present in St Augustine. The only control of these weeds is to treat infested turf with non-selective products such as Roundup. These treatments require the re-sodding which will be quoted at additional charge.

Due to the unavailability or restrictions above placed on effective control products, the eradication of carpet grass, wild bermudagrass, torpedo grass, and several sedges are not included in this contract.

Chemical weed control will be rotated on a six-week cycle and can only be applied safely when temperatures are below 90 degrees and wind drift is minimum.

Ground Cover Area/ Shrub Areas:

Edging:

Edge ground cover as needed to keep within bounds and away from obstacles.

Pruning:

Shrubs shall be pruned only as necessary to maintain the natural form of the plant, to maintain growth within space limitations, and to eliminate damage or diseased wood. This excludes pruning necessitated by storm damage, disease, neglected overgrowth or winterkill.

Pruning Frequency in this contract is TEN (10) occurrences.

All trimming and pruning shall be subject to all applicable State, Federal, and ANSI Regulations.

Weed Control:

Keep beds reasonably free of broadleaf or grassy weeds, preferably with pre-emergent and/or

selective post-emergent/contact herbicides.

Pre-emergent: This type of control should be used only if a known weed problem warrants its use.

Post-emergent: Control broadleaf weeds with selective herbicides. The chosen chemical will be recommended and legally approved for the specific weed problem.

Fertilization:

Apply fertilizer as warranted. The number of applications will be dependent on the type of nitrogen used and the type of plant material.

Fungicide:

Apply recommended, legally approved fungicides to control disease-causing damage to ornamentals if warranted.

Pesticide:

Apply recommended, legally approved pesticides to control insects causing damage to ornamentals if warranted.

Control of Imported Pests:

Certain locations in Florida have a record of accidental introduction of pests from other countries. These imported pests can be very damaging and difficult or impossible to control with available products. Where such pests become a problem Contractor will recommend the most cost-effective alternatives for pest mitigation. Such recommendations may include plant replacement or intensified treatment schedules that may require additional cost to the customer.

Tree Care:

Pruning:

Height limitation for tree pruning covered in the specification is twelve (12) feet. On trees over 12 feet in height only low-hanging branches that present a hazard to pedestrian or vehicular traffic will be raised. Trees under 12 feet are scheduled to be pruned in the winter months except for safety-related pruning, which will be done only if necessary. Evergreen trees under 12 feet shall be thinned out and shaped only if necessary to minimize wind and storm damage. Trees over twelve (12) feet in overall height requiring canopy pruning, thinning, etc. shall be quoted at the Owners / Clients request and expense.

Staking:

Stakes are to be inspected and adjusted or removed as necessary. When trees attain a trunk

caliper of 4" or substantial root development stability, removal will be discussed with client / owner.

Palms:

Palm Fronds under twelve (12) feet shall be removed periodically when fronds are brown or damaged. Cuts will be made as close to the trunk as possible. Careful procedures shall be followed to prevent damage to any portion of the palm, especially in the bud (heart) of the palm. Inflorescences, Seed pods, and fruit shall be removed on a periodic cycle, as necessary. Palms over twelve (12) feet in overall height will be pruned separately at Client / Owners request and expense.

Palms will be pruned to the 3 o'clock and 9 o'clock position (horizontal) and will be pruned in accordance with ANSI Z-300 Palm Tree Pruning Standards.

Mulched Areas:

Mulched areas will be inspected on our days of service. Weeds and grasses shall be controlled with recommended, legally approved herbicides only if necessary. In those areas with excessive mulch build-up alternatives will be discussed with the client.

Safety Border: unless otherwise agreed upon, a 6-inch safety border will be sprayed with non-selective herbicide around all areas where grass meets a permanent structure. This border is intended to prevent damage to these structures. If the Owner / Client does not want this safety border, Cornerstone Solutions Group will not be held responsible for damages to these areas.

Irrigation System:

Watering shall be scheduled with automatic controllers to supply quantities and frequencies consistent with seasonal requirements of the plant materials in the landscape. In some circumstances, water scheduling may be limited by local watering restrictions.

Where practical, watering shall be done at night or early morning if the system is automatic, unless notified otherwise by the owner.

Any damages to the irrigation system caused by the Contractor while carrying out maintenance operations shall be repaired without charge. Where practical, repairs shall be made within one watering period.

Faulty equipment, vandalism or accidental damage caused by others shall be reported promptly to owner. Cost of labor and material to perform repair is an extra and shall be paid for by the owner upon authorization.

Whenever possible, owner's representative shall be instructed on how to turn off system in

case of emergency. Our office is to be advised at once or by next business day.

If the Contractor is required to make emergency repairs or adjustments on other than regularly scheduled visits, a minimum charge of \$150.00 per emergency call will apply. Emergency Call charges will apply after 4 PM on weekdays, weekends, and Holidays

Irrigation Monitoring and Inspections:

Cornerstone Solutions Group will perform a routine inspection of the irrigation system at frequency agreed upon on Page two (2) of our proposal document. Irrigation Inspection frequency of this contract is twelve (12) occurrences. Monitoring and Inspection shall include the following:

1. Activate each irrigation zone from the controller.
2. Visually inspect zone for leaks and sufficient coverage
3. Adjust coverage as necessary
4. Repair any damage resulting from Cornerstone maintenance operations at no cost to Owner / Client.
5. Adjust control system to watering needs based on environmental conditions.
6. Inspect control valves and valve boxes
7. Provide a written report summarizing findings and deficiencies from irrigation inspection.

Debris Cleanup:

All landscape areas shall be inspected on days of service and excess debris removed. Gardening debris, generated from our work, shall be removed from paved areas on days of service. This excludes leaf fall pickup from parking areas, sidewalks, pools, etc. and / or debris dumped from tenants or other parties. Those items shall be quoted at the Owners / Clients request and expense.

GENERAL TERMS AND CONDITIONS

I. Contractor Responsibility:

The contractor shall recognize and perform in accordance with the written terms, specifications, and drawings, contained or referred to herein. Contractor reserves the right to renegotiate the contract when price or scope of work is affected by changes to any local, state, or federal law, regulation or ordinance that goes into effect after the Agreement is signed.

➤ Work Force

All employees shall be competent and qualified, and shall be U.S. citizens or legal residents, and authorized to work in the United States.

➤ Materials

All materials shall conform to bid specifications. Contractor will meet all Agricultural licensing and reporting requirements.

➤ Product Control & Pest Control

Contractor shall be responsible for selecting control materials from a list of products approved for specific use by the US Environmental Protection Agency and affirmed for that use by the appropriate State or Tribal Government. Control products are approved on crop (plant species) and site (Residential Sports or Golf) specific bases. As for any uncontrollable pest, where no effective product has been discovered and approved for the specific plant and site use, or where approval of effective control products has been cancelled by regulating authorities, the Contractor will not be accountable for the control or repair of any damage associated with the uncontrollable pest. Furthermore, where new pest problems develop that are not controllable by the reasonable legal use of available approved pest control materials, the Contractor will not be responsible for control or repair of damage caused by such uncontrollable pests.

➤ Biohazards

Contractor shall not be responsible for policing, picking up, removing, or disposing of certain materials that may be biohazards on the Owner/Client's property. This includes, but is not limited to, items such as hypodermic needles (Sharps (needles) will not be handled by the Contractor's employees at any time), condoms, feminine hygiene products, clothing or materials used in the process of cleaning up bodily fluids.

Contractor shall only be obligated to report/communicate any observations of potential biohazards to the Owner/Client for their appropriate removal by others, unless previously arranged by the Owner/Client and Contractor

➤ License and Permits

Contractor to maintain a Landscape Contractor's license, if so, required by State or local law, and will comply with all other license and permit requirements of the city, State and Federal Governments, as well as all other requirements of law.

➤ Taxes

Contractor agrees to pay taxes applicable to its work under this contract, including sales tax on material supplied where applicable.

➤ Insurance

Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Owner/Client.

➤ Liability

It is understood and agreed that the Contractor is not liable for any damage of any kind whatsoever that is not caused by the negligence of the Contractor, its agents, or employees.

➤ Subcontracts

Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

➤ Invoicing

Contractor will submit monthly service invoices for the amount set forth under the prices and terms shown in Section III of this Agreement. Any services rendered, that are in addition to or beyond the scope of work required by this Agreement shall be separately billed.

II. Owners/Client Responsibility:

➤ Utilities

All utilities shall be provided by the Owner/Client.

➤ Access to Jobsite

Owner/Client shall furnish access to all parts of jobsite where Contractor is to perform work as required by this Agreement or other functions related thereto, during normal business hours and other reasonable periods of time, and in the case of after-hours emergencies.

➤ Payment

Owner/Client shall review invoices submitted by Contractor and payment shall be due

15 days following the date of the invoice and delinquent if not paid by that date. Contractor may cancel Agreement by giving 10 business days written notice for nonpayment, after the payment is delinquent.

➤ Notice of Defect

Owner/Client shall give Contractor at least 10 business days written notice to correct any problem or defect discovered in the performance of the work required under this Agreement. Contractor will not accept any deduction or offset unless such written notice is given, and Contractor agrees to the offset.

III. Other Terms:

➤ Drought

Drought in the recent growing seasons coupled with changes in insect species and control products available for use has made guaranteed insect control more difficult and more dependent on timely and consistent irrigations.

The Contractor will notify the Owner/Client representative in writing if either or both conditions listed below have not been met.

The two (2) following irrigation conditions are required by the Owner/Client:

1. Irrigation is made available at the time of treatment to water the lawn as directed on the product label. (State regulations supersede local water restrictions and allow for the irrigation to comply with label recommendation even at times and on days when local regulation prohibits irrigation.)
2. Sufficient and suitable irrigation water is available on a timely basis to prevent drought damage of turfgrasses. Deficiencies arising from any of the following conditions are grounds to terminate any plant replacement:
 - Water bans created by state or local rules.
 - Failure of irrigation systems beyond Contractor's Control
 - Failure of Owner/Clients or homeowners to maintain irrigation systems in effective working condition.
 - Refusal to irrigate for needs of plants.
 - Power failures beyond Contractor's control.
 - Unavailability of sufficient and suitable water for irrigation of any reason.

➤ Assignment

The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees, and legal representative to the other party with respect to

All covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other party.

➤ Termination

This agreement may be terminated by either party with or without cause, upon thirty (30) days written notice to the other party. This agreement may be terminated by the Owner/Client for non-performance by Contractor, upon thirty (30) days written notice.

This agreement may be terminated by Contractor for non-payment by Owner/Client, upon ten (10) business days written notice as stated above. Either party shall be entitled to cure any deficiencies of performance or payment within ten (10) business days of being notified of deficiency(s). If the Owner/Client makes payment in full within ten (10) business days of receipt of the written notice, the grounds for termination shall be deemed cured.

If Contractor corrects the deficiency identified in the written notice within ten (10) business days of receipt of the notice, or if the deficiency is of such a nature that it cannot reasonably be corrected within ten (10) business days and the Contractor commences a good faith effort to correct the deficiency within ten (10) business days of receipt of notice, the grounds for the termination shall be deemed cured.

➤ Warranty

Cornerstone Solutions Group agrees to warranty irrigation, drainage, and lighting for 1 year, trees and palms for 6 months, shrubs and ground covers for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following: (1) Warranty is not valid on anything installed by a contractor other than Cornerstone Solutions Group or its direct subcontractors. (2) Warranty is not valid on relocated materials, annuals, or any existing lighting, drainage, or irrigation systems. (3) Warranty is not valid on any plant material or sod without automatic irrigation. (4) Warranty does not cover damage from pests or disease encountered on site, acts of God, or damage caused by others. (5) Failure of water or power source not caused by the direct actions of Cornerstone Solutions Group will void any warranty.

The above warranty periods shall commence on the dates of completion at Installation, not the date of commencement for the landscape maintenance agreement herein.

➤ Payment

All labor necessary to accomplish the work outlined in this agreement shall be provided for Two Hundred Twenty Thousand Three Hundred Forty-Four Dollars (\$220,344.00) per year, payable in 12 monthly installments of Eighteen Thousand Three Hundred Sixty-Two Dollars (\$18,362.00). Billing periods (start date) October 1, 2021.

Upon acceptance, this agreement is for an initial term of twelve (12) months starting on the date entered below. Either Owner / Client or Cornerstone Solutions Group may

terminate this agreement at any time during the twelve (12) month term with thirty (30) day certified mail notice for cause. In the event neither party terminates this agreement, it will automatically renew on its anniversary date with a five (5) percent increase per year.

You will receive your first invoice within 30 days of our service commencement date and can expect to receive them monthly thereafter by the 10th of each month. All billings are due and payable 15 days following the date of the invoice. A service charge of 1.5% per month will be added to all balances not paid within 30 days of invoice. This represents an annual rate of 18%. Should it become necessary for Cornerstone Solutions Group to pursue collections of outstanding invoices, Ventana Community Development District, agrees to pay attorney's fees, court costs, interest and all expenses incurred in said collections.

For the convenience of Owner/Client only, the monthly charge under this agreement is an average of the total charge for all work to be performed under the agreement divided by the number of calendar months included in the payment period of the agreement. In the event this agreement is terminated early by either party, the Contractor shall be entitled to recover his unrecovered costs incurred through the date of termination, including a reasonable amount of overhead and profit, and any amount more than the monthly charges paid by the Owner/Client through the date of termination. This is because substantial portions of the work for the year, may be performed in the early months of each year of the agreement including potentially significant mobilization costs in start-up and the cost of the work will not be fully recovered by the Contractor until all monthly payments under the agreement have been received.

I have read, understand, and agree to the foregoing agreement, including the general terms and conditions, and hereby accept it on behalf of the Owner/Client.

Client Approval

Client/Owner:

Ventana
Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Contractor:

Cornerstone
14620 Bellamy Brothers Blvd
Dade City, FL

By:

Signature

Print Name & Title

Date:

By:

Signature

Scott Stinson (Director of Field Services)

Authorized Cornerstone Representative

Date: September 20, 2021

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Minutes of the Regular Meeting and Public Hearing

The Regular Meeting and Public Hearing of the Board of Supervisors of the Ventana Community Development District was held on **Thursday, August 5, 2021 at 2:00 p.m.** at Meritus, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

Brian Lamb called the Regular Meeting and Public Hearing of the Board of Supervisors of the Ventana Community Development District to order on **Thursday, August 5, 2021 at 2:58 p.m.** and identified the supervisors present constituting a quorum.

Supervisors Present and Constituting a Quorum at the onset of the meeting:

Nick Dister Supervisor

Kelly Evans Supervisor

Ryan Motko Supervisor *appointed during the meeting*

Staff Members Present:

Brian Lamb District Manager, Meritus

Bryan Radcliff District Manager, Meritus

John Vericker District Counsel, Straley Robin Vericker

Vanessa Steinerts District Counsel, Straley Robin Vericker

There were a few resident audience members in attendance.

Mr. Lamb went over that there is a vacant landowner's seat on the Board and the Board could appoint someone to fill the seat so that they have quorum and can move forward with the meeting today. Ryan Motko, who was previously on the Board, volunteered to serve on the Board again for the purposes of conducting the meeting.

MOTION TO: Appoint Ryan Motko to the Board.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Dister
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
2/0 - Motion Passed Unanimously

Ryan Motko signed his Oath of Office. Mr. Lamb stated that he is a notary for the state of Florida, and he notarized Supervisor Motko's Oath.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There was a question regarding if the District would be doing an expansion.

3. RECESS TO PUBLIC HEARING

Mr. Lamb directed the Board to recess to the public hearing.

4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2022 BUDGET

A. Open the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

B. Staff Presentations

Mr. Lamb went over the budget and line items with the Board.

C. Public Comments

Residents if aerators were in the budget for FY 2022, how many fish are going in each pond, how often the ponds are being maintained, and budgeting for community events.

D. Consideration of Resolution 2021-07; Adopting Proposed Fiscal Year 2022 Budget

i. Consideration of FY 2021-2022 Budget Funding Agreement

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2021-07.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

E. Close the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS

A. Open the Public Hearing on Levying O&M Assessments

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

B. Staff Presentations

Mr. Lamb went over the resolution with the Board.

C. Public Comments

There were no public comments.

D. Consideration of Resolution 2021-08; Levying O&M Assessments

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2021-08.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

6. RETURN AND PROCEED TO THE REGULAR MEETING

Mr. Lamb directed the Board to return and proceed to the regular meeting.

7. BUSINESS ITEMS

A. Consideration of Resolution 2021-09; Supplemental Assessment Resolution

Mr. Vericker went over the resolution with the Board.

MOTION TO:	Approve Resolution 2021-09.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

B. Consideration of Resolution 2021-10; Setting Fiscal Year 2022 Meeting Schedule

The Board reviewed the resolution and meeting schedule.

MOTION TO:	Approve Resolution 2021-10.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

C. General Matters of the District

There were no additional general matters of the District to discuss.

8. CONSENT AGENDA

A. Consideration of Minutes of the Regular Meeting June 3, 2021

B. Consideration of Operations and Maintenance Expenditures May 2021

C. Consideration of Operations and Maintenance Expenditures June 2021

D. Review of Financial Statements for Month Ending June 30, 2021

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda items.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

9. VENDOR AND STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

There were no additional reports from staff.

10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

Residents commented on some areas that are not being mowed, signage indicating the entrance and exit for drivers near the mailboxes, and if the landscapers should be picking up trash.

11. SUPERVISOR REQUESTS

There were no supervisor requests.

12. ADJOURNMENT

MOTION TO:	Adjourn at 3:30 p.m.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in a summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title:

☐ **Chair**

☐ **Vice Chair**

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
First Choice Aquatic Weed Management	60908	\$ 826.00		Waterway Service - June
Meritus Districts	10701	5,569.95		Management Services - July
Tree Farm 2, Inc	10 122589	7,560.00		Common Areas, Ponds & Cul de Sacs - July
Zebra Cleaning Team Inc.	4533	1,090.00		Pool Cleaning - July
Monthly Contract Sub-Total		\$ 15,045.95		
Variable Contract				
Straley Robin Vericker	19957	\$ 247.50		Professional Services - General - thru 06/15/21
Variable Contract Sub-Total		\$ 247.50		
Utilities				
BOCC	6511068430 071621	\$ 1,857.16		Water Service - thru 07/12/21
Spectrum	091950502070221	137.96		Internet & Voice Service - July
Tampa Electric	221007554076 070721	155.12		Electric Service - thru 06/30/21
Tampa Electric	221007754494 070721	48.34		Electric Service - thru 06/30/21
Tampa Electric	221007762638 070721	2,783.64		Electric Service - thru 06/30/21
Tampa Electric	221007764683 070721	1,015.66		Electric Service - thru 06/30/21
Tampa Electric	221007860432 070721	446.13		Electric Service - thru 06/30/21
Tampa Electric	221007884853 070721	234.49		Electric Service - thru 06/30/21
Tampa Electric	221008001598 070721	1,185.05		Electric Service - thru 06/30/21
Tampa Electric	221008025530 070721	1,361.44		Electric Service - thru 06/30/21
Tampa Electric	221008040141 070721	1,692.76	\$ 8,922.63	Electric Service - thru 06/30/21
Utilities Sub-Total		\$ 10,917.75		
Regular Services				

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Grau & Associates	21470	\$ 5,000.00		FY20 Audit - 07/01/21
Neptune Multi Services LLC	005341	1,040.00		Trash Pickup - June
Republic Services	0696 000963514	137.79		Pickup Service - August
Spearem Enterprises	4855	685.00		Cleaning - thru 07/05/21
Spearem Enterprises	4856	245.00	\$ 930.00	Empty Dog Waste Cans - thru 07/05/21
Tampa Bay Times	169869 071421	1,685.00		O&M Assessments - 07/14/21
Regular Services Sub-Total		\$ 8,792.79		

Additional Services				
Abdul Saka	AS072021	\$ 200.00		Refund of Clubhouse Rental Deposit - 07/20/21
First Choice Aquatic Weed Management	61098	2,467.60		Stock Ponds - 07/23/21
First Choice Aquatic Weed Management	61099	475.00		Supply & Deliver Grass Carp - 07/23/21
First Choice Aquatic Weed Management	61100	2,275.00	\$ 5,217.60	Supply & Deliver Grass Carp - 07/23/21
Kaley Hansbrough	KH071221	200.00		Refund of Clubhouse Rental Deposit - 07/12/21
Meritus Districts	10830	1,000.00		Improvement Project - 07/31/21
MHD Communications	23255	11,729.00		Camera Install - 07/05/21
Spearem Enterprises	4886	300.00		Storm Elsa Preparation - 07/07/21
Spearem Enterprises	4894	750.00	\$ 1,050.00	Pressure Washed Pool Deck - 07/14/21
Zebra Cleaning Team Inc.	4539	95.00		Chlorine Pump Roller Assembly - 07/14/21
Zebra Cleaning Team Inc.	4540	150.00		15 HP Motor Re-wire Charge - 07/14/21
Zebra Cleaning Team Inc.	4541	172.12	\$ 417.12	Sand - 07/14/21
Additional Services Sub-Total		\$ 19,813.72		

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL:		\$ 54,817.71		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

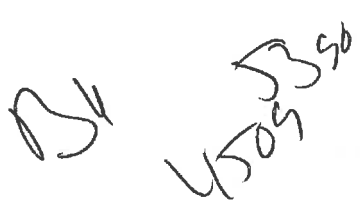
Phone: 407-859-2020
Fax: 407-859-3275

Date	Invoice #
6/30/2021	60908

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	7/30/2021

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

Thank you for your business.

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



First Choice Aquatic Weed Management, LLC.

Lake & Wetland Customer Service Report

Job Name: _____
 Customer Number: 444 Customer: FCA - VENTANA CDD
 Technician: Jason
 Date: 06/18/2021 Time: 12:13 PM

Customer Signature: _____

Waterway Treatment	1	2	3	4	5	6	7	8	9										
Algae																			
Submersed Weeds		x	x	x															
Grasses and Brush	x	x	x	x	x	x	x	x	x										
Floating Weeds																			
Blue Dye																			
Inspection																			
Request for Service																			
Restriction																			
(# of days)																			

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

FISH and WILDLIFE OBSERVATIONS

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

NATIVE WETLAND HABITAT MAINTENANCE

<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

Beneficial Vegetation Notes:

<input type="checkbox"/> Naiad	<input type="checkbox"/> _____
<input type="checkbox"/> Pickerelweed	
<input type="checkbox"/> Soft Rush	<input type="checkbox"/> _____

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

INVOICE NO.: 10701
DATE: 07/01/2021
DUE DATE: 07/01/2021

BILLING ADDRESS
Ventana CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services July		3,750.00
	Website Administration		125.00
	Personnel Services - On-Site Staff		1,666.67
	Postage May		16.43
79	Copies BW May	0.15	11.85
SUBTOTAL			5,569.95
NEW CHARGES			
TOTAL			5,569.95





Tree Farm 2, Inc.
DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

Phone 866-617-2235 Fax 866-929-6998

AR@CornerstoneSolutionsGroup.com

Tax ID: 61-1632592

www.CornerstoneSolutionsGroup.com



Date	Invoice #
7/1/2021	10-122589

Invoice Created By

Bill To

Ventana Community Development District
Ventana CDD

Field Mgr/Super:

Ship To

Ventana
Tampa, FL

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	Pond Bank Maintenance, #MAINT.
Quantity	Description	U/M	Rate	Serviced Date	Amount
	Ventana- Common Areas, Ponds, Cul de Sacs maintenance - July		5,250.00		5,250.00
	Pond Mowing		2,310.00		2,310.00
<div>DP 4604</div> <div>1350</div> <div>Cornerstone</div>					

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$7,560.00
Payments/Credits	\$0.00
Balance Due	\$7,560.00

Thanks For Your Business!

INVOICE

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

DATE: JULY 12, 2021
INVOICE #4533

EXPIRATION DATE

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

Di 4/6/5 5350

TECHNICIAN		JOB SITE		INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood						

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		July pool cleaning		\$950.00
		Enzyme oil remover		\$140.00
				SUBTOTAL
				SALES TAX
				TOTAL \$1090.00

Comments:

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

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

June 29, 2021

Client: 001470

Matter: 000001

Invoice #: 19957

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
5/21/2021	JMV	PREPARE LEGAL NOTICES FOR CDD MEETING AND PUBLIC HEARINGS.	0.1	
5/24/2021	LB	FINALIZE PUBLICATION ADS FOR FY 2021/2022 BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.2	
6/3/2021	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.3	
6/3/2021	VTs	PREPARE FOR AND ATTEND BOARD MEETING.	0.3	
Total Professional Services			0.9	\$247.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.4	\$130.00
VTs	Vanessa T. Steinerts	0.3	\$85.50
LB	Lynn Butler	0.2	\$32.00

June 29, 2021

Client: 001470

Matter: 000001

Invoice #: 19957

Page: 2

Total Services	\$247.50	
Total Disbursements	\$0.00	
Total Current Charges		\$247.50

PAY THIS AMOUNT

\$247.50

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
VENTANA CDD	6511068430	07/16/2021	08/06/2021

Service Address: 11101 VENTANA GROVES DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056880	06/10/2021	3980	07/12/2021	5399	141900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.69
Purchase Water Pass-Thru	\$428.54
Water Base Charge	\$16.30
Water Usage Charge	\$647.35
Sewer Base Charge	\$39.43
Sewer Usage Charge	\$720.85
Total Service Address Charges	\$1,857.16

Summary of Account Charges

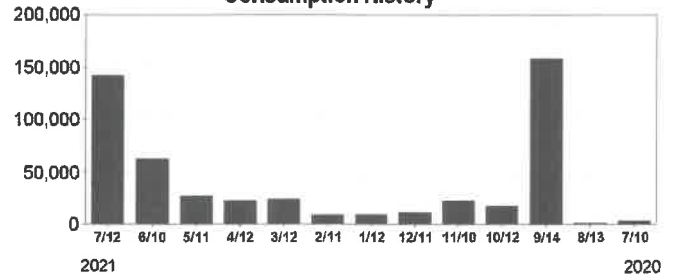
Previous Balance	\$758.89
Net Payments - Thank You	\$-758.89
Total Account Charges	\$1,857.16
AMOUNT DUE	\$1,857.16

Important Message

The 2020 Water Quality Report is now available online at HCFLGov.net/WaterQualityReport. To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

~~53400~~ 53400
4302

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6511068430

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

Received

JUL 26 2021

DUE DATE	08/06/2021
AMOUNT DUE	\$1,857.16
AMOUNT PAID	

0065110684308

35
00001857168

July 2, 2021
Invoice Number: 091950502070221
Account Number: 0050919505-02
Security Code: 2302
Service At: 11101 VENTANA GROVES BLVD
RIVERVIEW, FL 33578-9426

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

Summary *Services from 07/01/21 through 07/31/21
details on following pages*

Previous Balance	137.96
Payments Received - Thank You	-137.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	117.97
Spectrum Business™ Voice	19.99
Current Charges	\$137.96
Total Due by 07/18/21	\$137.96

SPECTRUM NEWS AND INFORMATION

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

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

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



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



July 2, 2021

VENTANA CDD

Invoice Number: 091950502070221
Account Number: 0050919505-02
Service At: 11101 VENTANA GROVES BLVD
RIVERVIEW, FL 33578-9426

Total Due by 07/18/21 \$137.96

Amount you are enclosing \$

Please Remit Payment To:

BRIGHT HOUSE NETWORKS
PO BOX 7195
PASADENA, CA 91109-7195



Received
JUL 08 2021

Statement Date: 07/07/2021

Account: 221007554076

VENTANA COMMUNITY DEVELOPMENT DISTRICT
10370 SYMMES RD
RIVERVIEW, FL 33578



Current month's charges:	\$155.12
Total amount due:	\$155.12
Payment Due By:	07/28/2021

Your Account Summary

Previous Amount Due	\$197.76
Payment(s) Received Since Last Statement	-\$197.76
Current Month's Charges	\$155.12
Total Amount Due	\$155.12



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

SCAM ALERT!

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007554076

Current month's charges:	\$155.12
Total amount due:	\$155.12
Payment Due By:	07/28/2021

Amount Enclosed \$
657556374914

Received
JUL 12 2021

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

Account: 221007554076
Statement Date: 07/07/2021
Current month's charges due 07/28/2021



Details of Charges – Service from 06/02/2021 to 06/30/2021

Service for: 10370 SYMMES RD, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Location: IRR

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605340	06/30/2021	13,917		12,492		1,425 kWh	1	29 Days

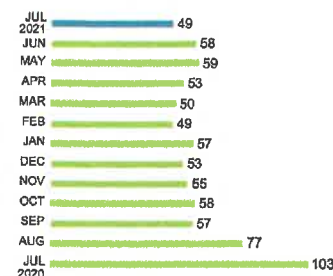
Basic Service Charge		\$18.06
Energy Charge	1,425 kWh @ \$0.05928/kWh	\$84.47
Fuel Charge	1,425 kWh @ \$0.03167/kWh	\$45.13
Storm Protection Charge	1,425 kWh @ \$0.00251/kWh	\$3.58
Florida Gross Receipt Tax		\$3.88
Electric Service Cost		\$155.12

Total Current Month's Charges

\$155.12

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Statement Date: 07/07/2021

Account: 221007754494

VENTANA COMMUNITY DEVELOPMENT DISTRICT
11114 FERN HILL DR, GATE
RIVERVIEW, FL 33578



Current month's charges:	\$48.34
Total amount due:	\$48.34
Payment Due By:	07/28/2021

Your Account Summary

Previous Amount Due	\$68.55
Payment(s) Received Since Last Statement	-\$68.55
Current Month's Charges	\$48.34
Total Amount Due	\$48.34



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

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- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007754494

Current month's charges:	\$48.34
Total amount due:	\$48.34
Payment Due By:	07/28/2021

Amount Enclosed \$

656321811122

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

Account: 221007754494
Statement Date: 07/07/2021
Current month's charges due 07/28/2021



Details of Charges – Service from 06/02/2021 to 06/30/2021

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605350	06/30/2021	3,435		3,124		311 kWh	1	29 Days

Basic Service Charge		\$18.06
Energy Charge	311 kWh @ \$0.05928/kWh	\$18.44
Fuel Charge	311 kWh @ \$0.03167/kWh	\$9.85
Storm Protection Charge	311 kWh @ \$0.00251/kWh	\$0.78
Florida Gross Receipt Tax		\$1.21

Electric Service Cost

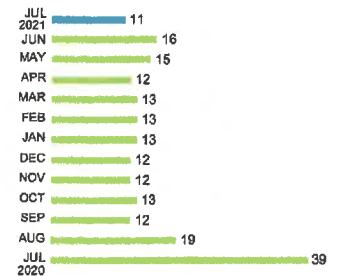
\$48.34

Total Current Month's Charges

\$48.34

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 07/07/2021

Account: 221007762638

VENTANA COMMUNITY DEVELOPMENT DISTRICT
9935 SYMMES RD PH 2A, LIGHTS
RIVERVIEW, FL 33579



Current month's charges:	\$2,783.64
Total amount due:	\$2,783.64
Payment Due By:	07/28/2021

Your Account Summary

Previous Amount Due	\$2,783.64
Payment(s) Received Since Last Statement	-\$2,783.64
Current Month's Charges	\$2,783.64
Total Amount Due	\$2,783.64



Share with our Veterans.
Donate today to help pay electric bills for local veterans in need.
tampaelectric.com/share

SHARING THE HOPE

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

SCAM ALERT!



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- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007762638

Current month's charges:	\$2,783.64
Total amount due:	\$2,783.64
Payment Due By:	07/28/2021
Amount Enclosed	\$

656321811123

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

Account: 221007762638
Statement Date: 07/07/2021
Current month's charges due 07/28/2021



Details of Charges – Service from 06/02/2021 to 06/30/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1406 kWh @ \$0.02712/kWh	\$38.13
Fixture & Maintenance Charge	74 Fixtures	\$924.26
Lighting Pole / Wire	74 Poles	\$1593.22
Lighting Fuel Charge	1406 kWh @ \$0.03136/kWh	\$44.09
Storm Protection Charge	1406 kWh @ \$0.00354/kWh	\$4.98
Florida Gross Receipt Tax		\$2.24
Franchise Fee		\$170.75
Municipal Public Service Tax		\$5.97

Lighting Charges **\$2,783.64**

Total Current Month's Charges **\$2,783.64**

00000060-0001536-Page 45 of 74

Statement Date: 07/07/2021

Account: 221007764683

VENTANA COMMUNITY DEVELOPMENT DISTRICT
VENTANA PH 1B FERN HILL DR, LIGHTS
RIVERVIEW, FL 33578



Current month's charges:	\$1,015.66
Total amount due:	\$1,015.66
Payment Due By:	07/28/2021

Your Account Summary

Previous Amount Due	\$1,015.66
Payment(s) Received Since Last Statement	-\$1,015.66
Current Month's Charges	\$1,015.66
Total Amount Due	\$1,015.66



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

SCAM ALERT!

Scammers are calling. Don't be a victim.

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- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

Current month's charges:	\$1,015.66
Total amount due:	\$1,015.66
Payment Due By:	07/28/2021
Amount Enclosed	\$

656321811124

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

Account: 221007764683
Statement Date: 07/07/2021
Current month's charges due 07/28/2021



Details of Charges – Service from 06/02/2021 to 06/30/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	513 kWh @ \$0.02712/kWh	\$13.91
Fixture & Maintenance Charge	27 Fixtures	\$337.23
Lighting Pole / Wire	27 Poles	\$581.31
Lighting Fuel Charge	513 kWh @ \$0.03136/kWh	\$16.09
Storm Protection Charge	513 kWh @ \$0.00354/kWh	\$1.82
Florida Gross Receipt Tax		\$0.82
Franchise Fee		\$62.30
Municipal Public Service Tax		\$2.18

Lighting Charges **\$1,015.66**

Total Current Month's Charges **\$1,015.66**

Statement Date: 07/07/2021

Account: 221007860432

VENTANA COMMUNITY DEVELOPMENT DISTRICT
SYMMES RD AND VENTANA BLVD, LIGHTS
RIVERVIEW, FL 33578



Current month's charges:	\$446.13
Total amount due:	\$446.13
Payment Due By:	07/28/2021

Your Account Summary

Previous Amount Due	\$446.13
Payment(s) Received Since Last Statement	-\$446.13
Current Month's Charges	\$446.13
Total Amount Due	\$446.13



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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007860432

Current month's charges:	\$446.13
Total amount due:	\$446.13
Payment Due By:	07/28/2021

Amount Enclosed \$

656321811125

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

Account: 221007860432
Statement Date: 07/07/2021
Current month's charges due 07/28/2021



Details of Charges – Service from 06/02/2021 to 06/30/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	297 kWh @ \$0.02712/kWh	\$8.05
Fixture & Maintenance Charge	11 Fixtures	\$161.81
Lighting Pole / Wire	11 Poles	\$236.83
Lighting Fuel Charge	297 kWh @ \$0.03136/kWh	\$9.31
Storm Protection Charge	297 kWh @ \$0.00354/kWh	\$1.05
Florida Gross Receipt Tax		\$0.47
Franchise Fee		\$27.35
Municipal Public Service Tax		\$1.26

Lighting Charges

\$446.13

Total Current Month's Charges

\$446.13

00000060-0001578-Page 28 of 74

Statement Date: 07/07/2021

Account: 221007884853

VENTANA COMMUNITY DEVELOPMENT DISTRICT
10812 VENTANA GROVES BLVD, IRRG
RIVERVIEW, FL 33578

Current month's charges:	\$234.49
Total amount due:	\$234.49
Payment Due By:	07/28/2021

Your Account Summary

Previous Amount Due	\$294.40
Payment(s) Received Since Last Statement	-\$294.40
Current Month's Charges	\$234.49
Total Amount Due	\$234.49



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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007884853

Current month's charges:	\$234.49
Total amount due:	\$234.49
Payment Due By:	07/28/2021

Amount Enclosed \$

656321811126

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

Account: 221007884853
Statement Date: 07/07/2021
Current month's charges due 07/28/2021



Details of Charges – Service from 06/02/2021 to 06/30/2021

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

Rate Schedule: General Service - Non Demand

Meter Location: IRRIGATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000566744	06/30/2021	27,263		25,010		2,253 kWh	1	29 Days

Basic Service Charge		\$18.06
Energy Charge	2,253 kWh @ \$0.05928/kWh	\$133.56
Fuel Charge	2,253 kWh @ \$0.03167/kWh	\$71.35
Storm Protection Charge	2,253 kWh @ \$0.00251/kWh	\$5.66
Florida Gross Receipt Tax		\$5.86

Electric Service Cost

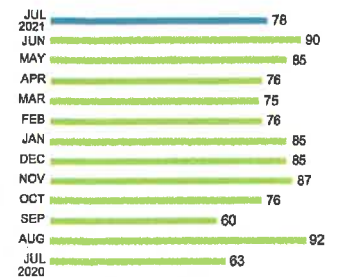
\$234.49

Total Current Month's Charges

\$234.49

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 07/07/2021

Account: 221008001598

VENTANA COMMUNITY DEVELOPMENT DISTRICT
FERN HILL AND SYMMES RD, LIGHTS
RIVERVIEW, FL 33578



Current month's charges:	\$1,185.05
Total amount due:	\$1,185.05
Payment Due By:	07/28/2021

Your Account Summary

Previous Amount Due	\$1,185.05
Payment(s) Received Since Last Statement	-\$1,185.05
Current Month's Charges	\$1,185.05
Total Amount Due	\$1,185.05



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008001598

Current month's charges:	\$1,185.05
Total amount due:	\$1,185.05
Payment Due By:	07/28/2021

Amount Enclosed \$ 603235489227

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

Account: 221008001598
Statement Date: 07/07/2021
Current month's charges due 07/28/2021



Details of Charges – Service from 06/02/2021 to 06/30/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	544 kWh @ \$0.02712/kWh	\$14.75
Fixture & Maintenance Charge	34 Fixtures	\$262.14
Lighting Pole / Wire	34 Poles	\$813.28
Lighting Fuel Charge	544 kWh @ \$0.03136/kWh	\$17.06
Storm Protection Charge	544 kWh @ \$0.00354/kWh	\$1.93
Florida Gross Receipt Tax		\$0.87
Franchise Fee		\$72.71
Municipal Public Service Tax		\$2.31
Lighting Charges		\$1,185.05

Total Current Month's Charges

\$1,185.05

Statement Date: 07/07/2021

Account: 221008025530

VENTANA COMMUNITY DEVELOPMENT DISTRICT
PH 3A CONE GROVE RD AND VENTANA BLVD
RIVERVIEW, FL 33578



Current month's charges:	\$1,361.44
Total amount due:	\$1,361.44
Payment Due By:	07/28/2021

Your Account Summary

Previous Amount Due	\$1,361.44
Payment(s) Received Since Last Statement	-\$1,361.44
Current Month's Charges	\$1,361.44
Total Amount Due	\$1,361.44



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008025530

Current month's charges:	\$1,361.44
Total amount due:	\$1,361.44
Payment Due By:	07/28/2021

Amount Enclosed \$
603235489228

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

Account: 221008025530
Statement Date: 07/07/2021
Current month's charges due 07/28/2021



Details of Charges – Service from 06/02/2021 to 06/30/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	670 kWh @ \$0.02712/kWh	\$18.17
Fixture & Maintenance Charge	37 Fixtures	\$409.55
Lighting Pole / Wire	37 Poles	\$822.90
Lighting Fuel Charge	670 kWh @ \$0.03136/kWh	\$21.01
Storm Protection Charge	670 kWh @ \$0.00354/kWh	\$2.37
Florida Gross Receipt Tax		\$1.07
Franchise Fee		\$83.52
Municipal Public Service Tax		\$2.85

Lighting Charges

\$1,361.44

Total Current Month's Charges

\$1,361.44

00000060-0001574-Page 21 of 74

Statement Date: 07/07/2021

Account: 221008040141

VENTANA COMMUNITY DEVELOPMENT DISTRICT
FERN HILL PH 1A & 1C, LIGHTS
RIVERVIEW, FL 33578



Current month's charges:	\$1,692.76
Total amount due:	\$1,692.76
Payment Due By:	07/28/2021

Your Account Summary

Previous Amount Due	\$1,692.76
Payment(s) Received Since Last Statement	-\$1,692.76
Current Month's Charges	\$1,692.76
Total Amount Due	\$1,692.76



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008040141

Current month's charges:	\$1,692.76
Total amount due:	\$1,692.76
Payment Due By:	07/28/2021

Amount Enclosed \$ 603235489229

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

Account: 221008040141
Statement Date: 07/07/2021
Current month's charges due 07/28/2021



Details of Charges – Service from 06/02/2021 to 06/30/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	855 kWh @ \$0.02712/kWh	\$23.19
Fixture & Maintenance Charge	45 Fixtures	\$562.05
Lighting Pole / Wire	45 Poles	\$968.85
Lighting Fuel Charge	855 kWh @ \$0.03136/kWh	\$26.81
Storm Protection Charge	855 kWh @ \$0.00354/kWh	\$3.03
Florida Gross Receipt Tax		\$1.36
Franchise Fee		\$103.84
Municipal Public Service Tax		\$3.63

Lighting Charges

\$1,692.76

Total Current Month's Charges

\$1,692.76

00000060-0001598-Page 69 of 74

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Ventana Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 21470
Date 07/01/2021

SERVICE	AMOUNT
Audit FYE 09/30/2020	\$ <u>5,000.00</u>
Current Amount Due	\$ <u>5,000.00</u>

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
5,000.00	0.00	0.00	0.00	0.00	5,000.00

Payment due upon receipt.



Neptune Multi services LLC

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

Invoice

Invoice No: 005341
Date: 07/13/2021
Terms: NET 0
Due Date: 07/13/2021

Bill To: Ventana CDD Riverview FL
 teresa.farlow@merituscorp.com

Handwritten: 4606 0396

Handwritten: 1511

Description	Quantity	Rate	Amount
Trash Pick up Trash pick up service dates June 4, June 11, June 18, June 25. 16 hr for the month of June 2021	16	\$65.00	\$1,040.00

Subtotal	\$1,040.00
TAX 0%	\$0.00
Total	\$1,040.00
Paid	\$0.00

Balance Due \$1,040.00

Pay Now

Invoice2go

Comments

Thanks for the trust and business



5210 W Linebaugh Ave
Tampa FL 33624-503434

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

Important Information

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

Account Number 3-0696-0044293
Invoice Number 0696-000963514
Invoice Date July 17, 2021
Previous Balance \$137.33
Payments/Adjustments -\$137.33
Current Invoice Charges \$137.73

Total Amount Due \$137.73	Payment Due Date August 06, 2021
--	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 06/29	1359	-\$137.33

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
The Club At Ventana 11101 Ventana Groves Boulevard CSA A206549749				
Riverview, FL				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Disposal:SOUTH CO - CLASS 1				
Pickup Service 08/01-08/31			\$93.00	\$93.00
Container Refresh 08/01-08/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$35.73
CURRENT INVOICE CHARGES				\$137.73

Simple account access at your fingertips.

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

53400
4303



5210 W Linebaugh Ave
Tampa FL 33624-503434

Please Return This
Portion With Payment

Total Enclosed

Address Service Requested

Total Amount Due	\$137.73
Payment Due Date	August 06, 2021
Account Number	3-0696-0044293
Invoice Number	0696-000963514

☐

For Billing Address Changes,
Check Box and Complete Reverse

Make Checks Payable To:



THE CLUB AT VENTANA
MERITUS DISTRICT INVOICES RIVE
2005 PAN AM CIR
STE 300
TAMPA FL 33607-6008

00096269
0107



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

Received

JUL 26 2021

3069600429300000009635140000137730000137738

Spearem Enterprises, LLC
 7842 Land O' Lakes Blvd. #335
 Land O' Lakes, FL
 +1 7273643349
 spearem.jmb@gail.com



INVOICE

BILL TO

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

INVOICE # 4855

DATE 07/07/2021

DUE DATE 07/22/2021

TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor 6-14-2021 Cleaning following areas twice per week: Clubhouse, office, main hallway and restrooms pickup trash/debris located at mail pavilion	1	145.00	145.00
Labor 6-21-2021 Cleaning following areas twice per week: Clubhouse, office, main hallway and restrooms pickup trash/debris located at mail pavilion	1	145.00	145.00
Labor 6-28-2021 Cleaning following areas twice per week: Clubhouse, office, main hallway and restrooms pickup trash/debris located at mail pavilion EXTRA CHARGE MEMEROAL DAY WEEKEND, OVER AND BEYOND "NORMAL CLEANING" CAN PROVIDE PICTURES	1	215.00	215.00
Labor 7-5-2021 Cleaning following areas twice per week: Clubhouse, office, main hallway and restrooms pickup trash/debris located at mail pavilion	1	145.00	145.00
Material Toilet Paper, Paper Towels, Hand soap,	1	35.00	35.00

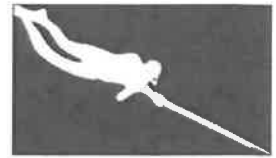
Handwritten notes:
 DS
 4619
 5390

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any

BALANCE DUE

\$685.00

Spearem Enterprises, LLC
 7842 Land O' Lakes Blvd. #335
 Land O' Lakes, FL
 +1 7273643349
 spearem.jmb@gail.com



INVOICE

BILL TO

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

INVOICE # 4856

DATE 07/07/2021

DUE DATE 07/22/2021

TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor Week of 6-4-2021 Empty all Dog waste Cans throughout neighborhood, restock mutt mitts, replace liners. Empty trash receptacles around pond. Twice per week.	1	50.00	50.00
Labor Week of 6-21-2021 Empty all Dog waste Cans throughout neighborhood, restock mutt mitts, replace liners. Empty trash receptacles around pond. Twice per week.	1	50.00	50.00
Labor Week of 6-28-2021 Empty all Dog waste Cans throughout neighborhood, restock mutt mitts, replace liners. Empty trash receptacles around pond. Twice per week.	1	50.00	50.00
Labor Week of 7-5-2021 Empty all Dog waste Cans throughout neighborhood, restock mutt mitts, replace liners. Empty trash receptacles around pond. Twice per week.	1	50.00	50.00
Material 8 Rolls Mutt Mitts Dog Waste Liners (16 per week)	1	45.00	45.00

Handwritten notes:
 NY 4619
 5390

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this

BALANCE DUE

\$245.00

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
07/14/21	VENTANA CDD	
Billing Date	Sales Rep	Customer Account
07/14/2021	Deirdre Almeida	99212
Total Amount Due		Ad Number
\$1,685.00		0000169869

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/14/21	07/14/21	0000169869	Times	Legals CLS	O&M Assessments AffidavitMaterial	1	4x10.25 IN	\$1,681.00 \$4.00
<div style="text-align: center;"> <p>Handwritten: 5130, 400, 154</p> </div>								

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
07/14/21	VENTANA CDD	
Billing Date	Sales Rep	Customer Account
07/14/2021	Deirdre Almeida	99212
Total Amount Due		Ad Number
\$1,685.00		0000169869

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

VENTANA CDD

ATTN: MERITUS

2005 PAM AM CIRCLE #300

TAMPA, FL 33607

REMIT TO:

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

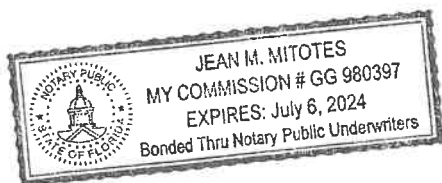
Received

JUL 21 2021

$\}_{SS}$ 

no subscribed before me this .07/14/2021

Type of identification produced _____



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

The Board of Supervisors (the "**Board**") of the Ventana Community Development District (the "**District**") will hold a public hearing and a meeting on Thursday, August 5, 2021, at 2:00 p.m. at the offices of Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2021-2022 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "**O&M Assessments**").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting (<http://ventanacdd.com/>), or may be obtained by contacting the District Manager's office via email at brian.howell@merituscorp.com or via phone at (813) 873-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

SCHEDULE OF ANNUAL ASSESSMENTS

			Fiscal Year 2021			Fiscal Year 2022			Total Increase / (Decrease) in Annual Assmt
Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2021 Total Assessment	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	\$1,251.06	\$531.42	\$1,782.48	\$0.00
Single Family 50'	1.25	281	\$1,563.83	\$664.28	\$2,228.11	\$1,563.83	\$664.28	\$2,228.11	\$0.00
Single Family 60'	1.50	229	\$1,876.60	\$797.13	\$2,673.73	\$1,876.60	\$797.13	\$2,673.73	\$0.00
Subtotal		721							
SERIES 2021 (Pending Issuance)									
Single Family 40'	1.00	79					\$531.42	\$531.42	
Subtotal		79							
TOTAL		800							

⁽¹⁾ Annual assessments are adjusted for the County collection costs and statutory early payment discount.

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2021 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

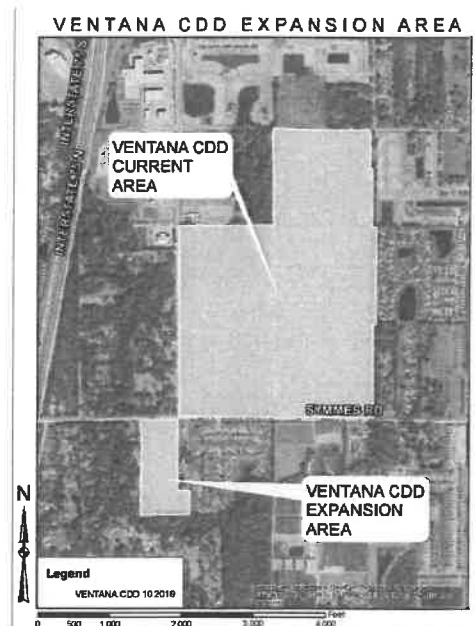
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. The public may attend the meeting at the District offices or by conference line. Please check the District's website at <http://ventanacdd.com/>, prior to the public hearing/meeting date for the call in number in order to attend via the conference line.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Brian Howell
District Manager



District Check Request Form

Today's Date: 07/20/21

District Name: Ventana CDD

Check Amount: \$200.00

Payable to: Abdul Saka


Mailing Address: 10305 Wine Press Ave.
Riverview, FL 33578

Check Description:

Refund of Clubhouse Rental Deposit – Event 07/17/21

Special Instructions

→ (Please attach all support documentation: i.e., invoices, training class applications, etc.)



Approved Signature

DM _____
Fund 001
G/L 22000
Object Cd _____

CK # _____ Date _____

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

**CLUBHOUSE USAGE AGREEMENT
RELEASE OF LIABILITY AND INDEMNIFICATION**

1. **VENTANA COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the "District") is the owner of the clubhouse and related facilities (hereinafter, the "facilities"), located within the Ventana community in Hillsborough County, Florida.
2. The District, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District's receipt of a \$50.00, for up to four (4) hours, which will include set up and clean up. A fee of \$25.00 per every additional (1) hour for any time over the (4) hour rental. Refundable security deposit in the amount of \$200.00 for RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental. The resident completing the rental agreement must be in attendance at the event, otherwise the non-resident rental rate will be charged and deducted from the security deposit.
3. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the "Clubhouse Rules" (see and initial) attached. Please make checks (two, separate) payable to VENTANA CDD.
4. The undersigned, ABDUL SAKA, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: 10305 WINE PRESS AV, RIVERVIEW FL 33578
Purpose: MINI GET-TOGETHER
Date of Event: 07/17/21 Phone: 813 562 9576
Time of Event (ALL Events shall end by 11:00 p.m.): 3pm - 8pm
Extra Hours Required (\$25.00 per every (1) hour): 2 hrs
Number of Attendees (NOT TO EXCEED 40): 40
5. The District has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

7. As further consideration for the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.
8. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.

Applicant:

Signature



Print name

ABDUL SAKA

Date 5/11/21

**VENTANA COMMUNITY DEVELOPMENT
DISTRICT**

By:

Jahyra Rivera

As:

Clubhouse Manager

Date:

5/11/21

VENTANA COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

RECREATION CENTER POLICIES

The Recreation Center (which does not include the pool area) will be available for rental by residents for a maximum of 6 hours unless otherwise approved by the District Manager. Rentals are on a first come, first serve basis, with **security deposit in place to reserve the date and time**. Rentals may begin as early as 9:00 a.m. and must terminate by 11:00 p.m.

Rental Fees and Security Deposits for residents are as follows:

- Resident Rentals: Security Deposit \$200.00; Rental Fee \$50.00 per four (4) hours – each hour over two will be an additional \$25.00 per every (1) hour.
- Only checks or money orders will be accepted for payment, made payable to Ventana Community Development District
- Neighborhood events are not subject to the rental fees, but renters will be responsible for any damages to the facility. Neighborhood events must meet the following criteria:
 - The event provides a benefit to the community;
 - The event encourages socialization amongst the neighbors;
 - The event must be approved by the District Manager; and
 - The event sponsor or chairman will be responsible for any damages and for cleaning the facility.

Cancellation Policy: A 72 hour written notice required must be provided prior to event date.
Without proper notice, rental fee is non-refundable. AS

1. All persons using the Recreation Center do so at their own risk. AS
2. Children under the age of twelve must be accompanied by an adult at all times while at the Recreation Center. AS
3. Alcohol is NOT permitted at the Recreation Center – presence of alcohol **AUTOMATICALLY FORFEITS SECURITY DEPOSIT (THERE WILL BE NO EXCEPTIONS)** AS
4. Glass beverage containers are NOT permitted at the Recreation Center. AS
5. Furniture shall NOT be removed from the Recreation Center at any time. AS
6. All equipment, furnishings and property of the District shall be found in the same condition after use of the Recreation Center. AS
7. It shall be the responsibility of any resident using the Recreation Center to remove food or other items. AS
8. Non-perishable items left in the Recreation Center after use will be kept for a period of "One Week." Items not claimed by the end of that period will be discarded. AS
9. All persons using the Recreation Center shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall. AS
10. Glitter and Confetti are not allowed in Recreation Center AS
11. Residents wishing to reserve the Recreation Center shall contact District staff no later than two weeks preceding the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Recreation Center with the applicant. Use of the Recreation Center for parties or other group functions will require the execution of an indemnification agreement and a security deposit. AS

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

12. Use of the Recreation Center is **STRICTLY** limited to the confines of the building and adjacent parking area. Use of pool is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT.** AS
13. Please respect all walls and surface areas of the Recreation Center as you would your own home: **DO NOT PLACE TAPE ON WALLS, PUT PUSH-PINS INTO WALLS, ETC.** AS
14. All surfaces are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Recreation Center. Failure to thoroughly clean will result to **FORFEITURE OF THE SECURITY DEPOSIT.** The deposit or letter of explanation concerning the withholding of any funds shall be forwarded within 10 days. (Wipe all surfaces, tables, chairs; sweep and mop the entire floor area; remove all trash from clubhouse to dumpster – replace trash bags). **Note:** the CDD will do its best, but will not be obligated to provide brooms, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event. AS
15. **ALL CLEANING MUST BE COMPLETED** and the Recreation Center locked up securely (all windows and doors) by 11 pm of the rental day; persons in the Recreation Center **AFTER 11 pm** will be considered as **TRESPASSING** and subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff's Office). AS
16. No person may use the Recreation Center in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the community by other residents. Specifically, no person may use the center in such a manner that creates excessive noise, profanity, or boisterous action. AS
17. Approval of all events is subject to the discretion of the District Manager. The District Manager has within its sole discretion the authority to reduce or waive rental fees for community service functions and events. AS
18. Individuals reserving the center must sign a Facility Usage Agreement and Release of Liability and Indemnification Agreement in order to rent the center. AS
19. No pets shall be allowed at any time in the center with the exception of service animals as defined by Florida Statutes. AS
20. All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings. AS
21. There is **NO SMOKING** allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT.** AS
22. Call 911 in the event of an emergency. AS
23. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors. AS



Applicant Signature

ABDUL SAKA

Applicant Printed Name

05-11-21

Date

ABDUL WAHAB SAKA
11550 TANGLE BRANCH LN
GIBSONTON, FL 33534-5348

1118
63-27/631 FL
1064

05-11-21

Date

Pay To The
Order Of

Ventana CDD

\$ 250.00

TWO HUNDRED & FIFTY 00/100

Dollars



Security
Features
Details on
Back

Bank of America

ACH R/T 083100277

For

Ventana Club House

[Signature]

⑆063100277⑆ 2290158025821118

Herland Clarke

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
7/23/2021	61098

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	8/22/2021

Description	Amount
Stock Ponds #1,2,3 & 4 with Gambusia. Completed 07/22/2021	2,217.60
Delivery Fee	250.00
831 4606 5390	

Thank you for your business.

Total	\$2,467.60
Payments/Credits	\$0.00
Balance Due	\$2,467.60

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
7/23/2021	61099

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	8/22/2021

Description	Amount
Supply & deliver (15) 8'-9' Grass Carp for pond #2 @ \$15. each. Completed 7/22/2021	225.00
Delivery	250.00
<i>4604 5390 18</i>	

Thank you for your business.

Total	\$475.00
Payments/Credits	\$0.00
Balance Due	\$475.00

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
7/23/2021	61100

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	8/22/2021

Description	Amount
Supply & deliver (61) 10-12" Grass Carp @ \$15 each for ponds 1 & 4. Completed 07/22/2021	915.00
Supply & deliver (14,500) Gambusia @ \$80 per 1,000 in ponds 5,6,7,8 & 9. Completed 07/22/2021	1,160.00
Delivery Fee	200.00
<p>4609 5340 121</p>	

Thank you for your business.

Total	\$2,275.00
Payments/Credits	\$0.00
Balance Due	\$2,275.00

District Check Request Form

Today's Date: 07/12/21

District Name: Ventana CDD

Check Amount: \$200.00

Payable to: Kaley Hansbrough

Mailing Address: 11313 Green Harvest Dr.
Riverview, FL 33578

Check Description:

Refund of Clubhouse Rental Deposit – Event 07/10/21

Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)



Approved Signature

DM _____
Fund 001
G/L 22000
Object Cd _____

CK # _____ Date _____

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

CLUBHOUSE USAGE AGREEMENT
RELEASE OF LIABILITY AND INDEMNIFICATION

1. **VENTANA COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the "District") is the owner of the clubhouse and related facilities (hereinafter, the "facilities"), located within the Ventana community in Hillsborough County, Florida.
2. The District, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District's receipt of a \$50.00, for up to four (4) hours, which will include set up and clean up. A fee of \$25.00 per every additional (1) hour for any time over the (4) hour rental. Refundable security deposit in the amount of \$200.00 for RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental. The resident completing the rental agreement must be in attendance at the event, otherwise the non-resident rental rate will be charged and deducted from the security deposit.
3. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the "Clubhouse Rules" (see and initial) attached. Please make checks (two, separate) payable to VENTANA CDD.
4. The undersigned, Kathy HANSBROUGH, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: 11313 Green Harvest Dr.
Purpose: Baby Shower
Date of Event: 7/10/21 Phone: _____
Time of Event (ALL Events shall end by 11:00 p.m.): 12pm - 5pm
Extra Hours Required (\$25.00 per every (1) hour: 1
Number of Attendees (NOT TO EXCEED 40): 25-30
5. The District has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

7. As further consideration for the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.
8. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.

Applicant:

Signature

Print name

Date

**VENTANA COMMUNITY DEVELOPMENT
DISTRICT**

By:

As:

Date:

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

CHECK PAYMENT FORM

This form must be completed by each person issuing a check to Ventana CDD in payment for clubhouse rentals, keys or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained for each occurrence.

DATE: 7/6/21

NAME OF ISSUER: Katey Hansbrough

ADDRESS: 11313 Green Harvest Dr.
Riverview, FL 33578

HOME PHONE: () -

CELL PHONE: (813) 853-2935

DRIVER LICENSE NUMBER: H521-513-92-845-0
(Attach copy of license)

PLACE OF EMPLOYMENT: Catalina marketing

WORK PHONE: () -

AMOUNT OF CHECK: \$ 275.00

REASON FOR CHECK: clubhouse rental

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

RECREATION CENTER POLICIES

The Recreation Center (which does not include the pool area) will be available for rental by residents for a maximum of 6 hours unless otherwise approved by the District Manager. Rentals are on a first come, first serve basis, with **security deposit in place to reserve the date and time**. Rentals may begin as early as 9:00 a.m. and must terminate by 11:00 p.m.

Rental Fees and Security Deposits for residents are as follows:

- Resident Rentals: Security Deposit \$200.00; Rental Fee \$50.00 per four (4) hours – each hour over two will be an additional \$25.00 per every (1) hour.
- Only checks or money orders will be accepted for payment, made payable to Ventana Community Development District
- Neighborhood events are not subject to the rental fees, but renters will be responsible for any damages to the facility. Neighborhood events must meet the following criteria:
 - The event provides a benefit to the community;
 - The event encourages socialization amongst the neighbors;
 - The event must be approved by the District Manager; and
 - The event sponsor or chairman will be responsible for any damages and for cleaning the facility.

Cancellation Policy: A 72 hour written notice required must be provided prior to event date. Without proper notice, rental fee is non-refundable. KH.

1. All persons using the Recreation Center do so at their own risk. KH
2. Children under the age of twelve must be accompanied by an adult at all times while at the Recreation Center. KH
3. Alcohol is NOT permitted at the Recreation Center – presence of alcohol **AUTOMATICALLY FORFEITS SECURITY DEPOSIT (THERE WILL BE NO EXCEPTIONS)** KH
4. Glass beverage containers are NOT permitted at the Recreation Center. KH
5. Furniture shall NOT be removed from the Recreation Center at any time. KH
6. All equipment, furnishings and property of the District shall be found in the same condition after use of the Recreation Center. KH
7. It shall be the responsibility of any resident using the Recreation Center to remove food or other items. KH
8. Non-perishable items left in the Recreation Center after use will be kept for a period of "One Week." Items not claimed by the end of that period will be discarded. KH
9. All persons using the Recreation Center shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall. KH
10. Glitter and Confetti are not allowed in Recreation Center KH
11. Residents wishing to reserve the Recreation Center shall contact District staff no later than two weeks preceding the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Recreation Center with the applicant. Use of the Recreation Center for parties or other group functions will require the execution of an indemnification agreement and a security deposit. KH

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

12. Use of the Recreation Center is **STRICTLY** limited to the confines of the building and adjacent parking area. Use of pool is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT.** KH
13. Please respect all walls and surface areas of the Recreation Center as you would your own home: **DO NOT PLACE TAPE ON WALLS, PUT PUSH-PINS INTO WALLS, ETC.** KH
14. All surfaces are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Recreation Center. Failure to thoroughly clean will result to **FORFEITURE OF THE SECURITY DEPOSIT.** The deposit or letter of explanation concerning the withholding of any funds shall be forwarded within 10 days. (Wipe all surfaces, tables, chairs; sweep and mop the entire floor area; remove all trash from clubhouse to dumpster – replace trash bags). Note: the CDD will do its best, but will not be obligated to provide brooms, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event. KH
15. **ALL CLEANING MUST BE COMPLETED** and the Recreation Center locked up securely (all windows and doors) by 11 pm of the rental day; persons in the Recreation Center **AFTER 11 pm** will be considered as **TRESPASSING** and subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff's Office). KH
16. No person may use the Recreation Center in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the community by other residents. Specifically, no person may use the center in such a manner that creates excessive noise, profanity, or boisterous action. KH
17. Approval of all events is subject to the discretion of the District Manager. The District Manager has within its sole discretion the authority to reduce or waive rental fees for community service functions and events. KH
18. Individuals reserving the center must sign a Facility Usage Agreement and Release of Liability and Indemnification Agreement in order to rent the center. KH
19. No pets shall be allowed at any time in the center with the exception of service animals as defined by Florida Statutes. KH
20. All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings. KH
21. There is **NO SMOKING** allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT.** KH
22. Call 911 in the event of an emergency. KH
23. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors. KH

Kaley H.
Applicant Signature

Kaley Hansbrough
Applicant Printed Name

7/6/21
Date

Meritus Districts

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

Voice: 813-397-5121

Fax: 813-873-7070

INVOICE

INVOICE NO.: 10830

DATE: 07/31/2021

DUE DATE: 07/31/2021

BILLING ADDRESS

Ventana CDD

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Hours Improvement project/continuing enhancement.	1,000.00	1,000.00
SUBTOTAL			1,000.00
NEW CHARGES			
TOTAL			1,000.00



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

Ventana

SW

4619
5390

Bill To:
Meritus Corp. Attn: Alexandra Wolfe 2005 Pan Am Circle Ste 120 Tampa, FL 33607

Date	Invoice
07/05/2021	23255
Account	
Meritus Corp.	

Ship To
Meritus Corp. Ventana Grove Blvd Riverview, FL 33578 United States

Terms	Due Date	PO Number	Reference
Due Upon Receipt	07/05/2021		

Project Name	Camera Install
Billing Type	Down Payment
Billing Method	Fixed Fee
Original Downpayment	\$11,729.00
Company Name	Meritus Corp.
Company Name	Brian Howell

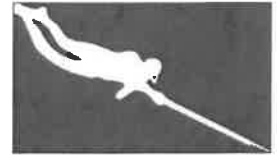
Products & Other Charges	Quantity	Price	Amount
Downpayment Invoice			\$11,729.00
Total Products & Other Charges:			\$11,729.00

This invoice is for the down payment for the camera install project at Ventana.

<p>We appreciate your business!</p> <p>MHD Communications accepts checks and all major credit cards.</p> <p>A late payment charge of 5% per month will be applied to all unpaid balances.</p>	Invoice Subtotal:	\$11,729.00
	Sales Tax:	\$0.00
	Invoice Total:	\$11,729.00
	Payments:	\$0.00
	Credits:	\$0.00
	Balance Due:	\$11,729.00

[Handwritten signatures and initials]

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL
+1 7273643349
spearem.jmb@gail.com



INVOICE

BILL TO

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

INVOICE # 4886

DATE 07/07/2021

DUE DATE 07/22/2021

TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor Storm Elsa Preparation: Store all pool furniture.	1	150.00	150.00
Labor Return after Strom Elsa, put all furniture back.	1	150.00	150.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

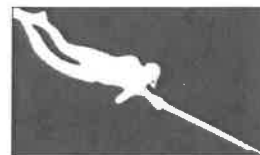
Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE

\$300.00

BY
4/6/19
5350

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL
+1 7273643349
spearem.jmb@gail.com



INVOICE

BILL TO

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

INVOICE # 4894

DATE 07/14/2021

DUE DATE 07/29/2021

TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor Pressure Washed pool deck, pool furniture, Lanai, front of Amenity Center, all around restrooms, exterior windows.	1	750.00	750.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE

\$750.00

*BU 4/6/19
5390*

Thanks For Your Business!

INVOICE

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

DATE: JULY 14, 2021
INVOICE #4539

EXPIRATION DATE

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

TECHNICIAN	JOB SITE		INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood					

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
4616	5390	Chlorine pump roller assembly		\$95.00
SUBTOTAL				
SALES TAX				
TOTAL				\$95.00

Comments:



Thanks For Your Business!

INVOICE

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

DATE: JULY 14, 2021
INVOICE #4540

EXPIRATION DATE

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

4610
53950

13

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		15 hp motor re-wire charge		\$150.00

SUBTOTAL	
SALES TAX	
TOTAL	\$150.00

Comments: The wiring burned thru on the 15 hp pool motor and I had to rewire and install new copper wire clamps.

Thanks For Your Business!

INVOICE

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

DATE: JULY 14, 2021
INVOICE #4541

EXPIRATION DATE

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

TECHNICIAN	JOB SITE		INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood					

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
	910	250 lbs. sand		\$82.12
	4614	Hour labor		\$90.00
			SUBTOTAL	
			SALES TAX	
			TOTAL	\$172.12

Comments: the tropical storm washed out under the pavers in the equipment area and we had to pull them all up and fill in the cavities with 250 lbs. of sand

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Action security, Inc.	18273	\$ 125.00		Service Plan - 7/1/2021
Action Security, Inc.	18485	125.00	\$ 250.00	Service Plan - 8/1/2021
First Choice Aquatic Weed Management	61881	826.00		Waterway Service 7/28/21
Meritus Districts	10789	5,575.61		Management Services - August
Tree Farm 2, Inc.	10 123894	7,560.00		Common Areas, Ponds, Cul de Sacs - 08/01/2021
Zebra Cleaning Team Inc.	4566	1,090.00		Pool Cleaning - August 2021
Monthly Contract Sub-Total		\$ 15,301.61		
Variable Contract				
Straley Robin Vericker	20084	\$ 920.90		Professional Service - Thru 07/13/2021
Straley Robin Vericker	20214	707.00	\$ 1,627.90	Professional Service - Thru 08/05/2021
Variable Contract Sub-Total		\$ 1,627.90		
Utilities				
BOCC	6511068430 081721	\$ 306.56		Water Service Thru 8/10/2021
Bright House	091950502080221	137.96		Internet and Voice Service - 08/02/21
Tampa Electric	221007554076 080521	89.56		Electric Services - Thru 07/30/2021
Tampa Electric	221007754494 080521	25.72		Electric Services - Thru 07/30/2021
Tampa Electric	221007762638 080521	2,783.64		Electric Services - Thru 07/30/2021
Tampa Electric	221007764683 080521	1,015.66		Electric Services - Thru 07/30/2021
Tampa Electric	221007860432 080521	446.13		Electric Services - Thru 07/30/2021
Tampa Electric	221007884853 080521	486.77		Electric Services - Thru 07/30/2021
Tampa Electric	221007934898	808.92		Electric Services - Thru 06/30/2021
Tampa Electric	221007934898 080521	723.59		Electric Services - Thru 07/30/2021
Tampa Electric	221008001598 080521	1,185.05		Electric Services - Thru 07/30/2021

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Tampa Electric	221008025530 080521	1,361.44		Electric Services - Thru 07/30/2021
Tampa Electric	221008040141	1,692.76	\$ 10,619.24	Electric Services - Thru 07/30/2021
Utilities Sub-Total		\$ 11,063.76		

Regular Services				
Neptune Multi Services LLC	005348	\$ 175.00		Quarterly HVAC Maintenance -07/27/21
Neptune Multi Services LLC	005352	910.00	\$ 1,085.00	Trash Pickup - 08/03/21
Republic Services	0696 000969645	137.96		Pick Up Service - Thru 08/30/2021
Spearem Enterprises	4850	4,200.00		Sidewalk Replacement - 06/30/2021
Spearem Enterprises	4918	690.00		Cleaning - Thru 08/02/2021
Spearem Enterprises	4919	245.00	\$ 5,135.00	Empty Dog Waste Cans - Thru 08/02/2021
Stantec	1820804	733.75		Stantec Consulting - 07/30/2021
Tampa Bay Times	99212	454.50		Budget Hearing 07/21/2021
Regular Services Sub-Total		\$ 7,546.21		

Additional Services				
Adrielly de Melo	AM080321	\$ 250.00		Refund Clubhouse Rental - 8/3/2021
Affordable Backflow Testing	17575	40.00		Backflow Prevention test - 8/4/21
First Choice Aquatic Weed Management	61979	440.00		Clean Up - 8/10/21
Melissa Reyes	MR081321	250.00		Refund for Clubhouse Rental 8/13/21
Meritus Districts	10840	36.54		Reimbursement for Ink Cartridge - 07/09/21
Rameez Badri	RB081021	250.00		Refund Cancelled Clubhouse Rental - 08/10/21
Ramps Plus	2180	1,400.00		Installation of Concrete Pad At Pool - 08/24/2021
Spearem Enterprises	4902	95.00		Sign Replacement - 08/04/2021

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Spearem Enterprises	4903	345.00	\$ 440.00	Order of Materials -08/04/2021
Tree Farm 2, Inc	10 123839	28,587.51		Funishing and Installation
Zebra Cleaning Team Inc.	4546	853.80		Pump Assembly - 08/02/2021
Zebra Cleaning Team Inc.	4547	120.00	\$ 973.80	Electrician Diagnostic Power Supply - 08/02/2021
Additional Services Sub-Total		\$ 32,667.85		
TOTAL:		\$ 68,207.33		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

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

Invoice



BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
18273	07/01/2021	\$125.00	07/01/2021	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
18485	08/01/2021	\$125.00	08/01/2021	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!

BS 4619 5390

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Date	Invoice #
7/28/2021	61881

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	8/27/2021

Description	Amount
Monthly waterway service for 9 ponds associated with Ventana CDD	826.00
<i>Bk 4509 5392</i>	

Thank you for your business.

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



First Choice Aquatic Weed Management, LLC.

Lake & Wetland Customer Service Report

Job Name: _____

Customer Number: 444

Customer: FCA - VENTANA CDD

Technician: Jason Marks

Date: 07/23/2021

Time: 12:52 PM

Customer Signature: _____

Waterway Treatment	AP	1	2	5														
Algae																		
Submersed Weeds		x	x	x														
Grasses and Brush	x	x	x	x														
Floating Weeds		x	x	x														
Blue Dye																		
Inspection																		
Request for Service																		
Restriction																		
(# of days)																		

Picked up as much trash as we could

CLARITY

- ☐ < 1'
☒ 1-2'
☐ 2-4'
☐ > 4'

FLOW

- ☐ None
☐ Slight
☒ Visible

METHOD

- ☒ ATV
☐ Airboat
☐ Backpack

- ☐ Boat
☐ Truck

CARP PROGRAM

- ☐ Carp observed
☐ Barrier Inspected

WATER LEVEL

- ☒ High
☐ Normal
☐ Low

WEATHER

- ☐ Clear
☒ Cloudy
☒ Windy
☒ Rainy

FISH and WILDLIFE OBSERVATIONS

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

NATIVE WETLAND HABITAT MAINTENANCE

- | | | |
|---|------------------------------------|---|
| <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 |

Beneficial Vegetation Notes:

- | | |
|---------------------------------------|--------------------------------|
| <input type="checkbox"/> Naiad | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Pickerelweed | |
| <input type="checkbox"/> Soft Rush | <input type="checkbox"/> _____ |

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

INVOICE NO.: 10789

DATE: 08/01/2021

DUE DATE: 08/01/2021

BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services August		3,750.00
	Website Administration		125.00
	Personnel Services - On-Site Staff		1,666.67
	Postage June		14.24
128	Copies BW June	0.15	19.20
1	Copies Color June	0.50	0.50
SUBTOTAL			5,575.61
NEW CHARGES			
TOTAL			5,575.61





Tree Farm 2, Inc.
DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

Phone 866-617-2235 Fax 866-929-6998

AR@CornerstoneSolutionsGroup.com

Tax ID: 61-1632592

www.CornerstoneSolutionsGroup.com



Date	Invoice #
8/1/2021	10-123894

Invoice Created By

Bill To
Ventana Community Development District Ventana CDD

Field Mgr/Super:	
Ship To	
Ventana Tampa, FL	

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	Pond Bank Maintenance, #MAINT.
Quantity	Description	U/M	Rate	Serviced Date	Amount
	Ventana- Common Areas, Ponds, Cul de Sacs maintenance - August		5,250.00		5,250.00
	Pond Mowing		2,310.00		2,310.00
BY 4604 5350					
Cornerstone					

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$7,560.00
Payments/Credits	\$0.00
Balance Due	\$7,560.00

Thanks For Your Business!

INVOICE

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

DATE: AUGUST 11, 2021
INVOICE #4566

EXPIRATION DATE

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

TECHNICIAN	JOB SITE			INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood						

[illegible]**Comments:**

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

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

July 27, 2021

Client: 001470

Matter: 000001

Invoice #: 20084

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2021

SERVICES

Date	Person	Description of Services	Hours
6/21/2021	LB	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2020; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5
6/22/2021	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL REPORT.	0.8
6/25/2021	VTs	REVIEW CORRESPONDENCE FROM A. WOLFE RE: 2018 PROJECT COMPLETION.	0.1
6/28/2021	VTs	PREPARE SUPPLEMENTAL RESOLUTION FOR SERIES 2021 BONDS.	0.6
6/28/2021	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT.	0.2
7/2/2021	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT TO CDD BOND DISCLOSURE AGENT.	0.3
7/8/2021	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TRANSMITTING QUARTERLY REPORT TO DISSEMINATION AGENT.	0.2
7/13/2021	LB	REVIEW PROPOSED FY 2021-2022 BUDGET; RESEARCH PROPERTY OWNERSHIP IN THE DISTRICT; PREPARE DRAFT RESOLUTION ADOPTING FY 2021-2022 BUDGET, DRAFT RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS ON BUDGET AND DRAFT DEVELOPER BUDGET FUNDING AGREEMENT.	1.2
Total Professional Services			3.9
			\$893.00

July 27, 2021
 Client: 001470
 Matter: 000001
 Invoice #: 20084

Page: 2

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	1.1	\$357.50
VTs	Vanessa T. Steinerts	0.7	\$199.50
LB	Lynn Butler	2.1	\$336.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
7/15/2021	Photocopies (186 @ \$0.15)	\$27.90

Total Disbursements	\$27.90
---------------------	---------

Total Services	\$893.00
Total Disbursements	\$27.90
Total Current Charges	\$920.90

PAY THIS AMOUNT	\$920.90
------------------------	-----------------

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street
Tampa, FL 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

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

August 23, 2021
Client: 001470
Matter: 000001
Invoice #: 20214

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2021

3107 5142

SERVICES

Date	Person	Description of Services	Hours	
7/16/2021	VTS	REVIEW DRAFT FY 2021/2022 BUDGET RESOLUTION AND NON-AD VALOREM ASSESSMENT RESOLUTION; REVIEW DRAFT FY 2021/2022 BUDGET FUNDING AGREEMENT.	1.0	
7/21/2021	LB	FINALIZE SUPPLEMENTAL ASSESSMENT RESOLUTION; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD TRANSMITTING SAME ALONG WITH EXHIBITS.	0.2	
7/23/2021	LB	FINALIZE RESOLUTION ADOPTING FY 2021-2022 BUDGET, RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS ON THE BUDGET, AND DEVELOPER BUDGET FUNDING AGREEMENT; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.3	
7/30/2021	VTS	REVIEW CORRESPONDENCE FROM B. CRUTCHFIELD WITH AGENDA FOR AUGUST BOARD MEETING.	0.3	
8/5/2021	VTS	PREPARE FOR AND ATTEND BOARD MEETING.	0.9	
Total Professional Services			2.7	\$707.00

PERSON RECAP

Person		Hours	Amount
VTS	Vanessa T. Steinerts	2.2	\$627.00
LB	Lynn Butler	0.5	\$80.00

August 23, 2021

Client: 001470

Matter: 000001

Invoice #: 20214

Page: 2

Total Services	\$707.00	
Total Disbursements	\$0.00	
Total Current Charges		\$707.00

PAY THIS AMOUNT

\$707.00

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
VENTANA CDD	6511068430	08/17/2021	09/07/2021

Service Address: 11101 VENTANA GROVES DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056880	07/12/2021	5399	08/10/2021	5649	25000 GAL	ACTUAL	WATER

Service Address Charges

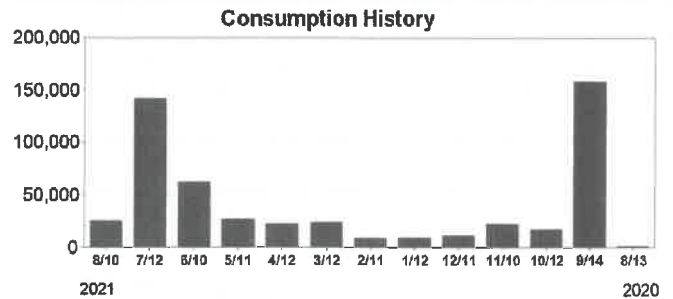
Customer Service Charge	\$4.69
Purchase Water Pass-Thru	\$75.50
Water Base Charge	\$16.30
Water Usage Charge	\$43.64
Sewer Base Charge	\$39.43
Sewer Usage Charge	\$127.00
Total Service Address Charges	\$306.56

Summary of Account Charges

Previous Balance	\$1,857.16
Net Payments - Thank You	\$-1,857.16
Total Account Charges	\$306.56
AMOUNT DUE	\$306.56

Important Message

The 2020 Water Quality Report is now available online at HCFLGov.net/WaterQualityReport. To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6511068430

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!

Received

AUG 23 2021
4,944 8



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

DUE DATE	09/07/2021
AMOUNT DUE	\$306.56
AMOUNT PAID	

August 2, 2021
 Invoice Number: 091950502080221
 Account Number: 0050919505-02
 Security Code: 2302
 Service At: 11101 VENTANA GROVES BLVD
 RIVERVIEW, FL 33578-9426

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249

NEWS AND INFORMATION

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

Summary Services from 08/01/21 through 08/31/21 details on following pages

Previous Balance	137.96
Payments Received - Thank You	-137.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	117.97
Spectrum Business™ Voice	19.99
Current Charges	\$137.96
Total Due by 08/18/21	\$137.96

53980
4649

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



4145 S. Falkenburg Rd Riverview, FL 33578-8652
 7636 1610 NO RP 02 08022021 NNNNNY 01 000639 0002

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



August 2, 2021

VENTANA CDD

Invoice Number: 091950502080221
 Account Number: 0050919505-02
 Service At: 11101 VENTANA GROVES BLVD
 RIVERVIEW, FL 33578-9426

Total Due by 08/18/21	\$137.96
Amount you are enclosing	\$

Please Remit Payment To:
 BRIGHT HOUSE NETWORKS
 PO BOX 7195
 PASADENA, CA 91109-7195

Received

AUG 06 2021



Invoice Number: VENTANA CDD
 Account Number: 091950502080221
 Security Code: 0050919505-02
 2302

Contact UsVisit us at SpectrumBusiness.net

Or, call us at 1-877-824-6249

7635 1610 NO RP 02 08022021 NNNNNY 01 000639 0002

Charge Details

Previous Balance	137.96
Payments Received - Thank You 07/23	-137.96
Remaining Balance	\$0.00

Payments received after 08/02/21 will appear on your next bill.

Services from 08/01/21 through 08/31/21

Spectrum Business™ Internet

Spectrum Business Internet Ultra	199.99
Static IP 1	14.99
Business WiFi	7.99
Promotional Discount	-105.00
	\$117.97

Spectrum Business™ Internet Total **\$117.97****Spectrum Business™ Voice**

Phone Number 813-374-2832	
Directory Listing	0.00
Spectrum Business Voice	49.99
Promotional Discount	-20.00
Promo Discount	-10.00
	\$19.99

For additional call details, please visit SpectrumBusiness.net Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Spectrum Business™ Voice Total **\$19.99**

Current Charges	\$137.96
Total Due by 08/18/21	\$137.96

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.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

The following taxes, fees and surcharges are included in the price of the applicable service - Federal USF \$1.32, Florida State CST \$0.93, Florida Local CST \$0.91, Florida CST \$0.48, E911 Fee \$0.40, TRS Surcharge \$0.10.

Voice Fees and Charges - These include charges, to recover or defray government fees imposed on Spectrum, and certain other costs related to Spectrum's Voice service, including a Federal Universal Service Charge and, if applicable, a State Universal Service Charge to recover amounts Spectrum must pay to support affordable telephone service, and may include a state Telecommunications Relay Service Fee to support relay services for hearing and speech impaired customers. Please note that these charges are not taxes and are subject to change. For more information, visit spectrum.net/taxesandfees.

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

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

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support.**Simplify your life with Auto Pay!**

Spend less time paying your bill
and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office
 It's Secure - Powerful technology keeps your information safe
 It's Flexible - Use your checking, savings, debit or credit card
 It's **FREE** - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**Visit: Spectrumbusiness.net

(My Services login required)

**Payment Options**

Pay Online - Create or Login to pay or view your bill online at Spectrumbusiness.net.

Pay by Mail - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call **1-877-824-6249**.

Statement Date: 08/05/2021

Account: 221007554076

VENTANA COMMUNITY DEVELOPMENT DISTRICT
10370 SYMMES RD
RIVERVIEW, FL 33578



Current month's charges:	\$89.56
Total amount due:	\$89.56
Payment Due By:	08/26/2021

Your Account Summary

Previous Amount Due	\$155.12
Payment(s) Received Since Last Statement	-\$155.12
Current Month's Charges	\$89.56
Total Amount Due	\$89.56

Digging? Make the right call



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tampaelectric.com/news



2021
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BUSINESS
PARTNER

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See reverse side for more information

Account: 221007554076

Current month's charges:	\$89.56
Total amount due:	\$89.56
Payment Due By:	08/26/2021
Amount Enclosed	\$

626692266946

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

Account: 221007554076
Statement Date: 08/05/2021
Current month's charges due 08/26/2021



Details of Charges – Service from 07/01/2021 to 07/30/2021

Service for: 10370 SYMMES RD, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Location: IRR

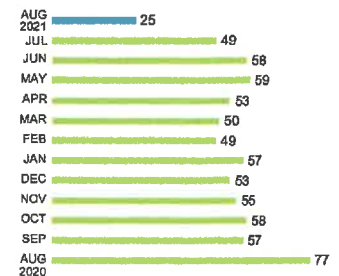
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605340	07/30/2021	14,658	13,917		741 kWh	1	30 Days

Basic Service Charge		\$18.06
Energy Charge	741 kWh @ \$0.05928/kWh	\$43.93
Fuel Charge	741 kWh @ \$0.03167/kWh	\$23.47
Storm Protection Charge	741 kWh @ \$0.00251/kWh	\$1.86
Florida Gross Receipt Tax		\$2.24
Electric Service Cost		\$89.56

Total Current Month's Charges

\$89.56

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)


Important Messages

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Statement Date: 08/05/2021
Account: 221007754494

VENTANA COMMUNITY DEVELOPMENT DISTRICT
11114 FERN HILL DR, GATE
RIVERVIEW, FL 33578



Current month's charges:	\$25.72
Total amount due:	\$25.72
Payment Due By:	08/26/2021

Your Account Summary

Previous Amount Due	\$48.34
Payment(s) Received Since Last Statement	-\$48.34
Current Month's Charges	\$25.72
Total Amount Due	\$25.72

Digging? Make the right call



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See reverse side for more information

Account: 221007754494

Current month's charges:	\$25.72
Total amount due:	\$25.72
Payment Due By:	08/26/2021

Amount Enclosed

\$

655087258516

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

Account: 221007754494
Statement Date: 08/05/2021
Current month's charges due 08/26/2021


Details of Charges – Service from 07/01/2021 to 07/30/2021

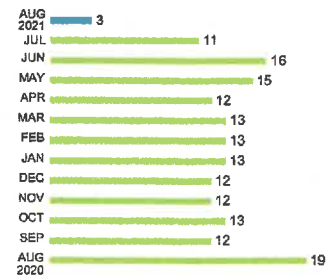
Service for: 11114 FERN HILL DR, GATE, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605350	07/30/2021	3,510		3,435		75 kWh	1	30 Days

Basic Service Charge		\$18.06
Energy Charge	75 kWh @ \$0.05928/kWh	\$4.45
Fuel Charge	75 kWh @ \$0.03167/kWh	\$2.38
Storm Protection Charge	75 kWh @ \$0.00251/kWh	\$0.19
Florida Gross Receipt Tax		\$0.64
Electric Service Cost		\$25.72

Total Current Month's Charges
\$25.72
Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)

Important Messages
More clean energy to you

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Statement Date: 08/05/2021
Account: 221007762638

VENTANA COMMUNITY DEVELOPMENT DISTRICT
9935 SYMMES RD PH 2A, LIGHTS
RIVERVIEW, FL 33579



Current month's charges:	\$2,783.64
Total amount due:	\$2,783.64
Payment Due By:	08/26/2021

Your Account Summary

Previous Amount Due	\$2,783.64
Payment(s) Received Since Last Statement	-\$2,783.64
Current Month's Charges	\$2,783.64
Total Amount Due	\$2,783.64

Digging? Make the right call



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Account: 221007762638

Current month's charges:	\$2,783.64
Total amount due:	\$2,783.64
Payment Due By:	08/26/2021

Amount Enclosed

\$

655087258517

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

Account: 221007762638
Statement Date: 08/05/2021
Current month's charges due 08/26/2021



Details of Charges – Service from 07/01/2021 to 07/30/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1406 kWh @ \$0.02712/kWh	\$38.13
Fixture & Maintenance Charge	74 Fixtures	\$924.26
Lighting Pole / Wire	74 Poles	\$1593.22
Lighting Fuel Charge	1406 kWh @ \$0.03136/kWh	\$44.09
Storm Protection Charge	1406 kWh @ \$0.00354/kWh	\$4.98
Florida Gross Receipt Tax		\$2.24
Franchise Fee		\$170.75
Municipal Public Service Tax		\$5.97
Lighting Charges		\$2,783.64

Total Current Month's Charges

\$2,783.64

Important Messages

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Statement Date: 08/05/2021
Account: 221007764683

VENTANA COMMUNITY DEVELOPMENT DISTRICT
VENTANA PH 1B FERN HILL DR, LIGHTS
RIVERVIEW, FL 33578



Current month's charges:	\$1,015.66
Total amount due:	\$1,015.66
Payment Due By:	08/26/2021

Your Account Summary

Previous Amount Due	\$1,015.66
Payment(s) Received Since Last Statement	-\$1,015.66
Current Month's Charges	\$1,015.66
Total Amount Due	\$1,015.66

Digging? Make the right call



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Account: 221007764683

Current month's charges:	\$1,015.66
Total amount due:	\$1,015.66
Payment Due By:	08/26/2021

Amount Enclosed \$
655087258518

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

Account: 221007764683
Statement Date: 08/05/2021
Current month's charges due 08/26/2021



Details of Charges – Service from 07/01/2021 to 07/30/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	513 kWh @ \$0.02712/kWh	\$13.91
Fixture & Maintenance Charge	27 Fixtures	\$337.23
Lighting Pole / Wire	27 Poles	\$581.31
Lighting Fuel Charge	513 kWh @ \$0.03136/kWh	\$16.09
Storm Protection Charge	513 kWh @ \$0.00354/kWh	\$1.82
Florida Gross Receipt Tax		\$0.82
Franchise Fee		\$62.30
Municipal Public Service Tax		\$2.18
Lighting Charges		\$1,015.66

Total Current Month's Charges

\$1,015.66

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Important Messages

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Statement Date: 08/05/2021
Account: 221007860432

VENTANA COMMUNITY DEVELOPMENT DISTRICT
SYMME RD AND VENTANA BLVD, LIGHTS
RIVERVIEW, FL 33578



Current month's charges: \$446.13
Total amount due: \$446.13
Payment Due By: 08/26/2021

Your Account Summary

Previous Amount Due	\$446.13
Payment(s) Received Since Last Statement	-\$446.13
Current Month's Charges	\$446.13
Total Amount Due	\$446.13

Digging? Make the right call



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See reverse side for more information

Account: 221007860432

Current month's charges: \$446.13
Total amount due: \$446.13
Payment Due By: 08/26/2021

Amount Enclosed \$
658790951067

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

Account: 221007860432
 Statement Date: 08/05/2021
 Current month's charges due 08/26/2021



Details of Charges – Service from 07/01/2021 to 07/30/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	297 kWh @ \$0.02712/kWh	\$8.05
Fixture & Maintenance Charge	11 Fixtures	\$161.81
Lighting Pole / Wire	11 Poles	\$236.83
Lighting Fuel Charge	297 kWh @ \$0.03136/kWh	\$9.31
Storm Protection Charge	297 kWh @ \$0.00354/kWh	\$1.05
Florida Gross Receipt Tax		\$0.47
Franchise Fee		\$27.35
Municipal Public Service Tax		\$1.26

Lighting Charges

\$446.13

Total Current Month's Charges

\$446.13

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Statement Date: 08/05/2021

Account: 221007884853

VENTANA COMMUNITY DEVELOPMENT DISTRICT
10812 VENTANA GROVES BLVD, IRRG
RIVERVIEW, FL 33578

Current month's charges:	\$486.77
Total amount due:	\$486.77
Payment Due By:	08/26/2021

Your Account Summary

Previous Amount Due	\$234.49
Payment(s) Received Since Last Statement	-\$234.49
Current Month's Charges	\$486.77
Total Amount Due	\$486.77

Digging? Make the right call



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See reverse side for more information

Account: 221007884853

Current month's charges:	\$486.77
Total amount due:	\$486.77
Payment Due By:	08/26/2021
Amount Enclosed	\$

658790951068

Received

AUG 13 2021

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

Account: 221007884853
Statement Date: 08/05/2021
Current month's charges due 08/26/2021



Details of Charges – Service from 07/01/2021 to 07/30/2021

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

Rate Schedule: General Service - Non Demand

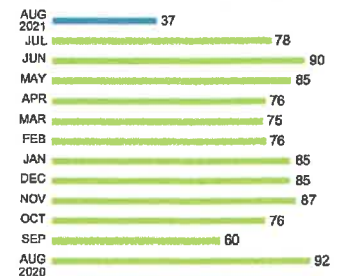
Meter Location: IRRIGATION

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000566744	07/30/2021	28,361	27,263	1,098 kWh	1	30 Days

Basic Service Charge		\$18.06
Energy Charge	1,098 kWh @ \$0.05928/kWh	\$65.09
Fuel Charge	1,098 kWh @ \$0.03167/kWh	\$34.77
Storm Protection Charge	1,098 kWh @ \$0.00251/kWh	\$2.76
Florida Gross Receipt Tax		\$3.09
Electric Service Cost		\$123.77
Other Fees and Charges		
Electric Security Deposit		\$363.00
Total Other Fees and Charges		\$363.00
Total Current Month's Charges		\$486.77

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

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ACCOUNT INVOICE

tampaelectric.com



VENTANA COMMUNITY DEVELOPMENT DISTRICT
11101 VENTANA GROVES BL, CLB HSE
RIVERVIEW, FL 33578

Statement Date: 07/30/2021
Account: 221007934898

Current month's charges:	\$808.92
Total amount due:	\$808.92
Payment Due By:	08/20/2021

Your Account Summary

Previous Amount Due	\$796.72
Payment(s) Received Since Last Statement	-\$796.72
Current Month's Charges	\$808.92
Total Amount Due	\$808.92



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

SCAM ALERT!

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



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See reverse side for more information

Account: 221007934898

Current month's charges:	\$808.92
Total amount due:	\$808.92
Payment Due By:	08/20/2021

Amount Enclosed \$

600000377134

00002074 02 AB 0.42 33607 FTECO107302122224010 00000 03 01000000 004 00 9593 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

Received

AUG 04 2021

60000037713422100793489800000000808925

Account: 221007934898
Statement Date: 07/30/2021
Current month's charges due 08/20/2021

Details of Charges – Service from 06/02/2021 to 06/30/2021

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

Rate Schedule: General Service Demand - Standard

Meter Location: CLUB HOUSE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813331	06/30/2021	41,662		31,433		10,229 kWh	1	29 Days
1000813331	06/30/2021	20.05		0		20.05 kW	1	29 Days

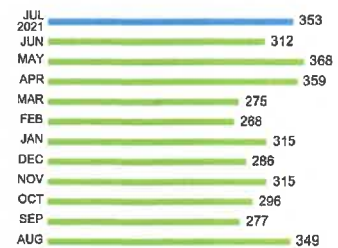
Basic Service Charge		\$30.10
Demand Charge	20 kW @ \$10.92000/kW	\$218.40
Energy Charge	10,229 kWh @ \$0.01589/kWh	\$162.54
Fuel Charge	10,229 kWh @ \$0.03167/kWh	\$323.95
Capacity Charge	20 kW @ \$0.01000/kW	\$0.20
Storm Protection Charge	20 kW @ \$0.72000/kW	\$14.40
Energy Conservation Charge	20 kW @ \$0.60000/kW	\$12.00
Environmental Cost Recovery	10,229 kWh @ \$0.00265/kWh	\$27.11
Florida Gross Receipt Tax		\$20.22
Electric Service Cost		\$808.92

Total Current Month's Charges

\$808.92

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Important Messages

Important rate information for lighting customers

Tampa Electric is seeking a rate adjustment to increase production of clean, green energy and to make it easier for customers to do business with us. The Public Service Commission has set dates and times for hearings to provide interested Tampa Electric Company customers an opportunity to speak about the company's quality of service and the requested rate increase. Visit tampaelectric.com/rates and select Understanding Your Rates and Charges, then Customer Communications, to review the proposed lighting rates, which would take effect in January 2022.



VENTANA COMMUNITY DEVELOPMENT DISTRICT
11101 VENTANA GROVES BL, CLB HSE
RIVERVIEW, FL 33578



Statement Date: 08/05/2021

Account: 221007934898

Unpaid balance **\$808.92**

Current month's charges: **\$723.59**

Total amount due: **\$1,532.51**

Payment Due By: **08/26/2021**

Your Account Summary

Previous Amount Due	\$808.92
Payment(s) Received Since Last Statement	\$0.00
Unpaid Balance	\$808.92
Current Month's Charges	\$723.59
Total Amount Due	\$1,532.51

Digging? Make the right call



**Know what's below.
Call before you dig.**

Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by

planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit **sunshine811.com** or **tampaelectric.com/811**.

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

Thanks for your vote of confidence.

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tampaelectric.com/news



2021
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BUSINESS
PARTNER

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007934898

Unpaid balance **\$808.92**

Current month's charges: **\$723.59**

Total amount due: **\$1,532.51**

Payment Due By: **08/26/2021**

Amount Enclosed \$

658790951069

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

Account: 221007934898
Statement Date: 08/05/2021
Current month's charges due 08/26/2021



Details of Charges – Service from 07/01/2021 to 07/30/2021

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

Rate Schedule: General Service Demand - Standard

Meter Location: CLUB HOUSE

00000039-0000922-Page 11 of 62

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813331	07/30/2021	50,478		41,662		8,816 kWh	1	30 Days
1000813331	07/30/2021	18.88		0		18.88 kW	1	30 Days

Basic Service Charge		\$30.10
Demand Charge	19 kW @ \$10.92000/kW	\$207.48
Energy Charge	8,816 kWh @ \$0.01589/kWh	\$140.09
Fuel Charge	8,816 kWh @ \$0.03167/kWh	\$279.20
Capacity Charge	19 kW @ \$0.01000/kW	\$0.19
Storm Protection Charge	19 kW @ \$0.72000/kW	\$13.68
Energy Conservation Charge	19 kW @ \$0.60000/kW	\$11.40
Environmental Cost Recovery	8,816 kWh @ \$0.00265/kWh	\$23.36
Florida Gross Receipt Tax		\$18.09

Electric Service Cost

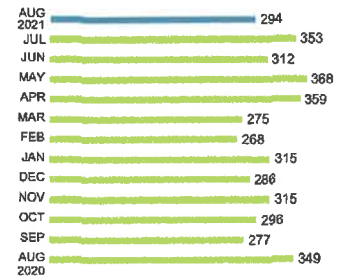
\$723.59

Total Current Month's Charges

\$723.59

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Statement Date: 08/05/2021

Account: 221008001598

VENTANA COMMUNITY DEVELOPMENT DISTRICT
FERN HILL AND SYMMES RD, LIGHTS
RIVERVIEW, FL 33578



Current month's charges:	\$1,185.05
Total amount due:	\$1,185.05
Payment Due By:	08/26/2021

Your Account Summary

Previous Amount Due	\$1,185.05
Payment(s) Received Since Last Statement	-\$1,185.05
Current Month's Charges	\$1,185.05
Total Amount Due	\$1,185.05

Digging? Make the right call



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See reverse side for more information

Account: 221008001598

Current month's charges:	\$1,185.05
Total amount due:	\$1,185.05
Payment Due By:	08/26/2021

Amount Enclosed \$

658790951070

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

Account: 221008001598
Statement Date: 08/05/2021
Current month's charges due 08/26/2021



Details of Charges – Service from 07/01/2021 to 07/30/2021

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

Rate Schedule: Lighting Service
Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	544 kWh @ \$0.02712/kWh	\$14.75
Fixture & Maintenance Charge	34 Fixtures	\$262.14
Lighting Pole / Wire	.34 Poles	\$813.28
Lighting Fuel Charge	544 kWh @ \$0.03136/kWh	\$17.06
Storm Protection Charge	544 kWh @ \$0.00354/kWh	\$1.93
Florida Gross Receipt Tax		\$0.87
Franchise Fee		\$72.71
Municipal Public Service Tax		\$2.31
Lighting Charges		\$1,185.05

Total Current Month's Charges
\$1,185.05

00000039-0000940-Page 47 of 52

Important Messages

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Fuel increase will raise lighting bills

The cost of natural gas, which is used to generate electricity, is passed through from fuel suppliers to you with no markup or profit to Tampa Electric. Due to a significant rise in global natural gas prices, the Florida Public Service Commission (PSC) has approved an increase to customer bills from September through the end of the year. Even with this increase, the typical residential bill would remain among the lowest in Florida and significantly below the national average. Visit tampaelectric.com/ratecommunications to view the lighting rates communication included with the August billing statement, as well as resources and programs available for customers in need.

Statement Date: 08/05/2021
Account: 221008025530

VENTANA COMMUNITY DEVELOPMENT DISTRICT
PH 3A CONE GROVE RD AND VENTANA BLVD
RIVERVIEW, FL 33578



Current month's charges:	\$1,361.44
Total amount due:	\$1,361.44
Payment Due By:	08/26/2021

Your Account Summary

Previous Amount Due	\$1,361.44
Payment(s) Received Since Last Statement	-\$1,361.44
Current Month's Charges	\$1,361.44
Total Amount Due	\$1,361.44

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tampaelectric.com/news



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See reverse side for more information

Account: 221008025530

Current month's charges:	\$1,361.44
Total amount due:	\$1,361.44
Payment Due By:	08/26/2021
Amount Enclosed	\$

658790951071

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

Account: 221008025530
Statement Date: 08/05/2021
Current month's charges due 08/26/2021



Details of Charges – Service from 07/01/2021 to 07/30/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	670 kWh @ \$0.02712/kWh	\$18.17
Fixture & Maintenance Charge	37 Fixtures	\$409.55
Lighting Pole / Wire	37 Poles	\$822.90
Lighting Fuel Charge	670 kWh @ \$0.03136/kWh	\$21.01
Storm Protection Charge	670 kWh @ \$0.00354/kWh	\$2.37
Florida Gross Receipt Tax		\$1.07
Franchise Fee		\$83.52
Municipal Public Service Tax		\$2.85
Lighting Charges		\$1,361.44

Total Current Month's Charges

\$1,361.44

Important Messages

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Statement Date: 08/05/2021
Account: 221008040141

VENTANA COMMUNITY DEVELOPMENT DISTRICT
FERN HILL PH 1A & 1C, LIGHTS
RIVERVIEW, FL 33578



Current month's charges:	\$1,692.76
Total amount due:	\$1,692.76
Payment Due By:	08/26/2021

Your Account Summary

Previous Amount Due	\$1,692.76
Payment(s) Received Since Last Statement	-\$1,692.76
Current Month's Charges	\$1,692.76
Total Amount Due	\$1,692.76

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tampaelectric.com/news



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BUSINESS
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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008040141

Current month's charges:	\$1,692.76
Total amount due:	\$1,692.76
Payment Due By:	08/26/2021
Amount Enclosed	\$

658790951072

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

Account: 221008040141
Statement Date: 08/05/2021
Current month's charges due 08/26/2021



Details of Charges – Service from 07/01/2021 to 07/30/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	855 kWh @ \$0.02712/kWh	\$23.19
Fixture & Maintenance Charge	45 Fixtures	\$562.05
Lighting Pole / Wire	45 Poles	\$968.85
Lighting Fuel Charge	855 kWh @ \$0.03136/kWh	\$26.81
Storm Protection Charge	855 kWh @ \$0.00354/kWh	\$3.03
Florida Gross Receipt Tax		\$1.36
Franchise Fee		\$103.84
Municipal Public Service Tax		\$3.63

Lighting Charges

\$1,692.76

Total Current Month's Charges

\$1,692.76

00000038-0000834-Page 35 of 62

Important Messages

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Neptune Multi services LLC

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

Invoice

Invoice No: 005348
Date: 07/27/2021
Terms: NET 0
Due Date: 07/27/2021

Bill To: Ventana CDD Riverview FL
 teresa.farlow@merituscorp.com

BSI 11504
 7390

Description	Quantity	Rate	Amount
Quarterly HVAC maintenance	1	\$175.00	\$175.00*

*Indicates non-taxable item

Subtotal \$175.00
 Total \$175.00
 Paid \$0.00

Balance Due \$175.00

Pay Now

Invoice2go



4509 8393

Neptune Multi services LLC

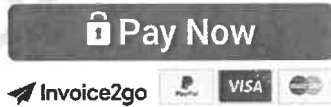
11423 Crestlake Village Dr
 Riverview, FL, 33569
 Neptunemts@gmail.com
<https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo>
 813-778-9857

Invoice

Invoice No: 005352
Date: 08/03/2021
Terms: NET 0
Due Date: 08/03/2021

Bill To: Ventana CDD Riverview FL
 teresa.farlow@merituscorp.com

Description	Quantity	Rate	Amount
Trash Pickup Trash pick up dates July 2, July 9, July 16, July 23, July 30 2021	14	\$65.00	\$910.00
Subtotal			\$910.00
TAX 0%			\$0.00
Total			\$910.00
Paid			\$0.00
Balance Due			\$910.00





5210 W Linebaugh Ave
Tampa FL 33624-503434

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

Important Information

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

Account Number 3-0696-0044293
Invoice Number 0696-000969645
Invoice Date August 17, 2021
Previous Balance \$137.73
Payments/Adjustments -\$137.73
Current Invoice Charges \$137.96

Total Amount Due \$137.96	Payment Due Date September 06, 2021
--	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 08/10	1381	-\$137.73

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
The Club At Ventana 11101 Ventana Groves Boulevard CSA A206549749				
Riverview, FL				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Disposal:SOUTH CO - CLASS 1				
Pickup Service 09/01-09/30			\$93.00	\$93.00
Container Refresh 09/01-09/30		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$35.96
CURRENT INVOICE CHARGES				\$137.96

Simple account access at your fingertips.

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



5210 W Linebaugh Ave
Tampa FL 33624-503434

Please Return This
Portion With Payment

Total Enclosed

Address Service Requested



00004154
0106

THE CLUB AT VENTANA
MERITUS DISTRICT INVOICES RIVE
2005 PAN AM CIR
STE 300
TAMPA FL 33607-6008

Total Amount Due \$137.96
Payment Due Date September 06, 2021
Account Number 3-0696-0044293
Invoice Number 0696-000969645



For Billing Address Changes
Check Box and Complete Reverse

Make Checks Payable To:

AUG 23 2021



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

30696004429300000009696450000137960000137961

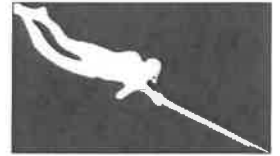
Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL

+1 7273643349

spearem.jmb@gail.com



INVOICE

BILL TO

Ventana CDD

Meritus

2005 Pan Am Circle Suite 300

Tampa, FL 33607

INVOICE # 4850**DATE 06/30/2021****DUE DATE 07/15/2021****TERMS Net 15**

DESCRIPTION	QTY	RATE	AMOUNT
Labor	1	4,200.00	4,200.00

SIDEWALK REPLACEMENT

Two areas of sidewalk along Symms Road:

Remove and Replace Approximately 150 SF of lifted sidewalk sections as indicated by Brian Howell. Procedure includes removal and disposal of damaged concrete and protruding roots below concrete. Leveling soil, forming, and pouring new sidewalk sections. Sidewalk replacement cost includes restoration of disturbed areas to pre-construction condition (including sod and damage irrigation head replacement), mobilization and maintenance of traffic/barricades, disposal of surplus material, debris and or removed concrete off site, labor and machine time.

BS
4603 5391

Please note that 5 yards of Fill Dirt will need to be brought in to replace missing soil, damaged sections were washed out.

Concrete is to be 4-inches thick and 3,000psi and shall be constructed to meet FDOT specifications. Contractor is responsible to repair any damage that was caused by the work. All debris and excess material is to be legally disposed of off-site.

Concrete sidewalk to be a min. 6 inch's thick and 3000 psi (fiber reinforced) at 28 days and comply with section 522 of FDOT specifications (unless otherwise noted)

It is anticipated that permits will not be required for the above work, and if required, the associated

costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job

BALANCE DUE**\$4,200.00**

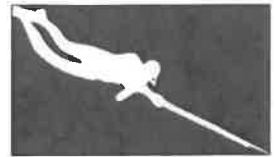
Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL

+1 7273643349

spearem.jmb@gail.com

**INVOICE****BILL TO**

Ventana CDD

Meritus

2005 Pan Am Circle Suite 300

Tampa, FL 33607

INVOICE # 4918**DATE** 08/04/2021**DUE DATE** 08/19/2021**TERMS** Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor 7-12-2021 Cleaning following areas twice per week: Clubhouse, office, main hallway and restrooms pickup trash/debris located at mail pavilion	1	145.00	145.00
Labor 7-19-2021 Cleaning following areas twice per week: Clubhouse, office, main hallway and restrooms pickup trash/debris located at mail pavilion	1	145.00	145.00
Labor 7-26-2021 Cleaning following areas twice per week: Clubhouse, office, main hallway and restrooms pickup trash/debris located at mail pavilion EXTRA CHARGE MEMORIAL DAY WEEKEND, OVER AND BEYOND "NORMAL CLEANING" CAN PROVIDE PICTURES	1	215.00	215.00
Labor 8-2-2021 Cleaning following areas twice per week: Clubhouse, office, main hallway and restrooms pickup trash/debris located at mail pavilion	1	145.00	145.00
Material Toilet Paper, Paper Towels, Hand soap, trash bags	1	40.00	40.00

BSH
539.00
4/6/19

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any

BALANCE DUE**\$690.00**

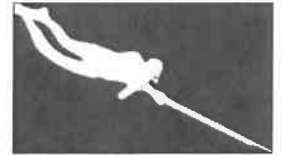
Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL

+1 7273643349

spearem.jmb@gail.com

**INVOICE****BILL TO**

Ventana CDD

Meritus

2005 Pan Am Circle Suite 300

Tampa, FL 33607

Handwritten: KS 8390
4/6/19

INVOICE # 4919**DATE** 08/04/2021**DUE DATE** 08/19/2021**TERMS** Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor Week of 7-12-2021 Empty all Dog waste Cans throughout neighborhood, restock mutt mitts, replace liners. Empty trash receptacles around pond. Twice per week.	1	50.00	50.00
Labor Week of 7-19-2021 Empty all Dog waste Cans throughout neighborhood, restock mutt mitts, replace liners. Empty trash receptacles around pond. Twice per week.	1	50.00	50.00
Labor Week of 7-28-2021 Empty all Dog waste Cans throughout neighborhood, restock mutt mitts, replace liners. Empty trash receptacles around pond. Twice per week.	1	50.00	50.00
Labor Week of 8-2--2021 Empty all Dog waste Cans throughout neighborhood, restock mutt mitts, replace liners. Empty trash receptacles around pond. Twice per week.	1	50.00	50.00
Material 8 Rolls Mutt Mitts Dog Waste Liners (16 per week)	1	45.00	45.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this

BALANCE DUE**\$245.00**

INVOICE

Invoice Number 1820804
Invoice Date August 11, 2021
Purchase Order 215613307
Customer Number 138587
Project Number 215613307

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

Bill To
 Ventana CDD
 Accounts Payable
 c/o Meritus Districts
 2005 Pan Am Circle
 Suite 300
 Tampa FL 33607
 United States

Handwritten signature: [Signature]
Handwritten text: ST-1561

Project Ventana CDD
 Project Manager Stewart, Tonja L
 For Period Ending July 30, 2021
 Current Invoice Total (USD) 733.75

Process requisitions
Top Task 2021
2021 FY General Consulting
Professional Services

Billing Level	Current Hours	Rate	Current Amount
Level 06	1.25	131.00	163.75
Level 13	3.00	190.00	570.00
Subtotal Professional Services	4.25		733.75

Top Task Subtotal 2021 FY General Consulting 733.75
Total Fees & Disbursements 733.75
INVOICE TOTAL (USD) 733.75

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillingier if you have any questions concerning this invoice.
 Phone: (239) 985 - 5515 E-mail: Summer.Fillingier@Stantec.com
 ** PLEASE SEND AN INVOICE # WITH PAYMENT **
 Thank you.



tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
07/21/21	VENTANA CDD	
Billing Date	Sales Rep	Customer Account
07/21/2021	Deirdre Almeida	99212
Total Amount Due		Ad Number
\$454.50		0000169870

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/21/21	07/21/21	0000169870	Times	Legals CLS	Budget Hearing	1	2x54 L	\$450.50
07/21/21	07/21/21	0000169870	Tampabay.com	Legals CLS	Budget Hearing AffidavitMaterial	1	2x54 L	\$0.00 \$4.00

OK 4801
5130

Received
JUL 28 2021

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
07/21/21	VENTANA CDD	
Billing Date	Sales Rep	Customer Account
07/21/2021	Deirdre Almeida	99212
Total Amount Due		Ad Number
\$454.50		0000169870

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Budget Hearing** was published in **Tampa Bay Times: 7/21/21** in said newspaper in the issues of **Baylink Hillsborough**

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

Signature Affiant

Sworn to and subscribed before me this **07/21/2021**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

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

The Board of Supervisors (the "Board") of the Ventana Community Development District (the "District") will hold a public hearing and a meeting on Thursday, August 5, 2021, at 2:00 p.m. at the offices of Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2021-2022 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting (<http://ventanacdd.com/>), or may be obtained by contacting the District Manager's office via email at brian.howell@merituscorp.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. The public may attend the meeting at the District offices or by conference line. Please check the District's website at <http://ventanacdd.com/>, prior to the public hearing/meeting date for the call in number in order to attend via the conference line

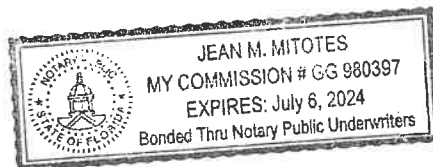
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Brian Howell
District Manager

Run Date: July 21, 2021

0000169870



District Check Request Form

Today's Date: 08/03/21

District Name: Ventana CDD

Check Amount: \$250.00

Payable to: Adrielly de Melo

Mailing Address: 10833 Sage Canyon Dr.
Riverview, FL 33578

Check Description:

Full Refund Cancelled Clubhouse Rental – Event 08/14/21

Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)



Approved Signature

DM
Fund 001
G/L 22000 \$200
Object Cd 36900-0017 \$50

CK # _____ Date _____

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO VIEW

WesternUnion/WU

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Englewood, Colorado

Payable at Wells Fargo Bank Grand Junction - Downtown, N.A., Grand Junction, Colorado

MONEY ORDER

PUBLIX #1523

19-283314818

A 353263 D 071321
T 0823 07
192833148187 L 001523

\$ 200.00

PAY EXACTLY TWO HUNDRED DOLLARS AND NO CENTS

PAY TO THE ORDER OF Ventana CDD

PURCHASER'S ADDRESS

PAYMENT FOR/ACCT. #

PURCHASER'S SIGNATURE

PURCHASER BY SIGNING YOU AGREE TO THE TERMS ON THE REVERSE SIDE

⑆102100400⑆ 40192833148187⑈

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO VIEW

WesternUnion/WU

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Englewood, Colorado

Payable at Wells Fargo Bank Grand Junction - Downtown, N.A., Grand Junction, Colorado

MONEY ORDER

PUBLIX #1523

19-283314817

A 353263 D 071321
T 0823 07
192833148178 L 001523

\$ 50.00

PAY EXACTLY FIFTY DOLLARS AND NO CENTS

PAY TO THE ORDER OF Ventana CDD

PURCHASER'S ADDRESS

PAYMENT FOR/ACCT. #

PURCHASER'S SIGNATURE

PURCHASER BY SIGNING YOU AGREE TO THE TERMS ON THE REVERSE SIDE

⑆102100400⑆ 40192833148178⑈

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

**CLUBHOUSE USAGE AGREEMENT
RELEASE OF LIABILITY AND INDEMNIFICATION**

1. **VENTANA COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the "District") is the owner of the clubhouse and related facilities (hereinafter, the "facilities"), located within the Ventana community in Hillsborough County, Florida.
2. The District, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District's receipt of a \$50.00, for up to four (4) hours, which will include set up and clean up. A fee of \$25.00 per every additional (1) hour for any time over the (4) hour rental. Refundable security deposit in the amount of \$200.00 for RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental. The resident completing the rental agreement must be in attendance at the event, otherwise the non-resident rental rate will be charged and deducted from the security deposit.
3. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the "Clubhouse Rules" (see and initial) attached. Please make checks (two, separate) payable to VENTANA CDD.
4. The undersigned, Adrielly de Melo, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: 10833 Sage Canyon Drive, Riverview, FL 33578
Purpose: Babyshower
Date of Event: 08/14/2021 8/14/21 Phone: 813-439-9290
Time of Event (ALL Events shall end by 11:00 p.m.): 11:00 am - 3:00pm
Extra Hours Required (\$25.00per every (1) hour): 0
Number of Attendees (NOT TO EXCEED 40): 30
5. The District has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifiably understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

7. As further consideration for the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.
8. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.

Applicant:

Adrielly M de Melo

Signature

Adrielly de Melo

Print name

07/09/2021

Date

**VENTANA COMMUNITY DEVELOPMENT
DISTRICT**

By: Jahyra Rivera

As: Manager

Date: 7/9/21

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

RECREATION CENTER POLICIES

The Recreation Center (which does not include the pool area) will be available for rental by residents for a maximum of 6 hours unless otherwise approved by the District Manager. Rentals are on a first come, first serve basis, with **security deposit in place to reserve the date and time**. Rentals may begin as early as 9:00 a.m. and must terminate by 11:00 p.m.

Rental Fees and Security Deposits for residents are as follows:

- Resident Rentals: Security Deposit \$200.00; Rental Fee \$50.00 per four (4) hours – each hour over two will be an additional \$25.00 per every (1) hour.
- Only checks or money orders will be accepted for payment, made payable to Ventana Community Development District
- Neighborhood events are not subject to the rental fees, but renters will be responsible for any damages to the facility. Neighborhood events must meet the following criteria:
 - The event provides a benefit to the community;
 - The event encourages socialization amongst the neighbors;
 - The event must be approved by the District Manager; and
 - The event sponsor or chairman will be responsible for any damages and for cleaning the facility.

Cancellation Policy: A 72 hour written notice required must be provided prior to event date. Without proper notice, rental fee is non-refundable. AB

1. All persons using the Recreation Center do so at their own risk. AB
2. Children under the age of twelve must be accompanied by an adult at all times while at the Recreation Center. AB
3. Alcohol is NOT permitted at the Recreation Center – presence of alcohol **AUTOMATICALLY FORFEITS SECURITY DEPOSIT (THERE WILL BE NO EXCEPTIONS)** AB
4. Glass beverage containers are NOT permitted at the Recreation Center. AB
5. Furniture shall NOT be removed from the Recreation Center at any time. AB
6. All equipment, furnishings and property of the District shall be found in the same condition after use of the Recreation Center. AB
7. It shall be the responsibility of any resident using the Recreation Center to remove food or other items. AB
8. Non-perishable items left in the Recreation Center after use will be kept for a period of "One Week." Items not claimed by the end of that period will be discarded. AB
9. All persons using the Recreation Center shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall. AB
10. Glitter and Confetti are not allowed in Recreation Center AB
11. Residents wishing to reserve the Recreation Center shall contact District staff no later than two weeks preceding the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Recreation Center with the applicant. Use of the Recreation Center for parties or other group functions will require the execution of an indemnification agreement and a security deposit. AB

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

12. Use of the Recreation Center is **STRICTLY** limited to the confines of the building and adjacent parking area. Use of pool is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT.** AB
13. Please respect all walls and surface areas of the Recreation Center as you would your own home: **DO NOT PLACE TAPE ON WALLS, PUT PUSH-PINS INTO WALLS, ETC.** AB
14. All surfaces are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Recreation Center. Failure to thoroughly clean will result to **FORFEITURE OF THE SECURITY DEPOSIT.** The deposit or letter of explanation concerning the withholding of any funds shall be forwarded within 10 days. (Wipe all surfaces, tables, chairs; sweep and mop the entire floor area; remove all trash from clubhouse to dumpster – replace trash bags). Note: the CDD will do its best, but will not be obligated to provide brooms, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event. AB
15. **ALL CLEANING MUST BE COMPLETED** and the Recreation Center locked up securely (all windows and doors) by 11 pm of the rental day; persons in the Recreation Center **AFTER 11 pm** will be considered as **TRESPASSING** and subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff's Office). AB
16. No person may use the Recreation Center in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the community by other residents. Specifically, no person may use the center in such a manner that creates excessive noise, profanity, or boisterous action. AB
17. Approval of all events is subject to the discretion of the District Manager. The District Manager has within its sole discretion the authority to reduce or waive rental fees for community service functions and events. AB
18. Individuals reserving the center must sign a Facility Usage Agreement and Release of Liability and Indemnification Agreement in order to rent the center. AB
19. No pets shall be allowed at any time in the center with the exception of service animals as defined by Florida Statutes. AB
20. All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings. AB
21. There is **NO SMOKING** allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT.** AB
22. Call 911 in the event of an emergency. AB
23. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors. AB

Adrielly de Melo
Applicant Signature

Adrielly de Melo
Applicant Printed Name

07/14/21
Date

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

CHECK PAYMENT FORM

This form must be completed by each person issuing a check to Ventana CDD in payment for clubhouse rentals, keys or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained for each occurrence.

DATE: 07/14/2021

NAME OF ISSUER: Adrielly de Melo

ADDRESS: 10833 Sage Canyon Drive.
Riverview, FL 33578

HOME PHONE: () -

CELL PHONE: (813) 439-9290

DRIVER LICENSE NUMBER: D540-013-89-756-0
(Attach copy of license)

PLACE OF EMPLOYMENT: Citigroup

WORK PHONE: (813) 439-9290

AMOUNT OF CHECK: \$ 250⁰⁰

REASON FOR CHECK: Club rental.

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

Ventana

[illegible]



Hillsborough
County Florida

Public Utilities Department
Cross-Connection Control Unit
PO Box 89547
Tampa, Florida 33689-0401
Fax: 813-635-1612

www.hillsboroughcounty.org/backflow
Email: backflowprogram@hillsboroughcounty.org

Revision 06/01/2018

Current Date Hazard #:

☒ Existing ☐ Replaced ☐ New

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

Customer/Site Information

Customer	<input type="text" value="Giordano Square"/>		
Mailing Address	<input type="text" value="518 Oakfield Dr."/>		
City	<input type="text" value="Brandon"/>	State	<input type="text" value="FL"/>
		Zip	<input type="text" value="33511"/>
Contact Person	<input type="text"/>	Phone #	<input type="text"/>
Type Facility	<input type="text" value="Commercial"/>		
Site Address	<input type="text" value="Same"/>		
Location Details	<input type="text" value="@ meter"/>		
City	<input type="text"/>	Zip	<input type="text"/>
Contact Person	<input type="text"/>	Phone #	<input type="text"/>

Assembly Data

Type of Service	<input checked="" type="radio"/> Domestic <input type="radio"/> Irrigation <input type="radio"/> Fire Line	
Size	<input <="" td="" type="text" value="1"/>	
Type of Assembly	<input type="text" value="RP"/>	

Assembly Data Existing

Manufacturer	<input type="text" value="Wilkins"/>	Size	<input <="" td="" type="text" value="1"/>
Model #	<input type="text" value="975"/>	Serial #	<input type="text" value="3110476"/>
Meter #	<input type="text" value="36559020"/>	Meter Size	<input type="text"/>

Assembly Data New

Manufacturer	<input type="text"/>	Size	<input type="text"/>
Model #	<input type="text"/>	Serial #	<input type="text"/>
Meter #	<input type="text"/>	Meter Size	<input type="text"/>

Permit #

New Installation or Replacement by

Type of Assembly Installation Date Phone #

CHECK VALVE #1 <input type="radio"/> Leaked <input checked="" type="radio"/> Closed Tight Differential Pressure Reading Across Check Valve <input type="text" value="8.8"/>	CHECK VALVE #2 <input type="radio"/> Leaked <input checked="" type="radio"/> Closed Tight Differential Pressure Reading Across Check Valve <input type="text" value="2.2"/>	RELIEF VALVE Open @ <input type="text" value="2.5"/> Did Not Open <input type="checkbox"/>	PRESSURE VACUUM BREAKER Air Inlet Open @ <input type="text"/> Did Not Open <input type="checkbox"/> Check Valve Held @ <input type="text"/>	PASS/FAIL/TEST DATE <input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail Test Date <input type="text" value="8-4-21"/>
Tester <input type="text" value="David Forrester"/>		Certification # <input type="text" value="3913"/>	Test Kit # <input type="text" value="157392"/>	Test Kit exp date <input type="text" value="6-22-22"/>

☐ Assembly Repaired Repair Date Repair Cert # Company

CHECK VALVE #1 <input type="radio"/> Leaked <input type="radio"/> Closed Tight Differential Pressure Reading Across Check Valve <input type="text"/>	CHECK VALVE #2 <input type="radio"/> Leaked <input type="radio"/> Closed Tight Differential Pressure Reading Across Check Valve <input type="text"/>	RELIEF VALVE Open @ <input type="text"/> Did Not Open <input type="checkbox"/>	PRESSURE VACUUM BREAKER Air Inlet Open @ <input type="text"/> Did Not Open <input type="checkbox"/> Check Valve Held @ <input type="text"/>	PASS/FAIL/TEST DATE <input type="checkbox"/> Pass <input type="checkbox"/> Fail Test Date <input type="text"/>
Tester <input type="text"/>		Certification # <input type="text"/>	Test Kit # <input type="text"/>	Test Kit exp date <input type="text"/>

District Invoices

From: Gene Roberts
Sent: Wednesday, August 04, 2021 1:37 PM
To: District Invoices
Subject: FW: Ventana CDD
Attachments: Scan103.pdf

From: Dave Forrester @affordablebackflowtesting <affordablebackflowtesting@aol.com>
Sent: Wednesday, August 4, 2021 12:55 PM
To: Gene Roberts <gene.roberts@merituscorp.com>
Subject: Re: Ventana CDD

Gene,
Enclosed you will find the test report and the invoice.
Thanks!
Dave

Dave Forrester
Affordable Backflow Testing
3423 Holland Dr.
Brandon, FL 33511
813-684-3386
affordablebackflowtesting@aol.com

-----Original Message-----
From: Gene Roberts <gene.roberts@merituscorp.com>
To: Dave Forrester @affordablebackflowtesting <affordablebackflowtesting@aol.com>
Sent: Fri, Jul 30, 2021 5:06 pm
Subject: Re: Ventana CDD

Dave,
Go ahead and do the inspection
Sent from my iPhone

On Jul 30, 2021, at 4:44 PM, Dave Forrester <affordablebackflowtesting@aol.com> wrote:

Gene,

The Ventana CDD has a backflow test due in August but Debby Nussel isn't taking care of it anymore, any idea who I should contact?

Thanks!

Dave

Dave Forrester
Affordable Backflow Testing
3423 Holland Dr.
Brandon, FL 33511
813-684-3386
affordablebackflowtesting@aol.com

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

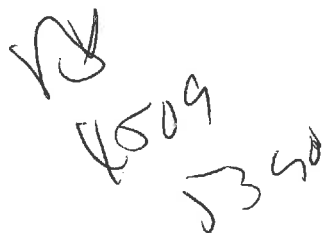
Phone: 407-859-2020
Fax: 407-859-3275

Date	Invoice #
8/10/2021	61979

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	9/9/2021

Description	Amount
1x Clean up - Hand cut the brush on banks of the pond located at Sage Canon and Crush Grape. Small debris left to decompose. Brush & bigger vegetation will be deposited off premises. Completed 08/9/2021	440.00
	

Thank you for your business.

Total	\$440.00
Payments/Credits	\$0.00
Balance Due	\$440.00

District Check Request Form

Today's Date: 08/13/21

District Name: Ventana CDD

Check Amount: \$250.00

Payable to: Melissa Reyes

Mailing Address: 10124 Tuscan Sun Ave
Riverview, FL 33578

Check Description:

Full Refund Cancelled Clubhouse Rental – Event 10/02/21

Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)



Approved Signature

DM _____
Fund 001
G/L 22000 \$200
Object Cd 20900 \$50

CK # _____ Date _____

JOSHUA D REYES
10124 TUSCAN SUN AVE
RIVERVIEW, FL 33578-9309

1985

DATE 7/1/21

9-32/720

PAY TO THE
ORDER OF

Ventana CDD

\$250.00

TWO HUNDRED FIFTY DOLLARS AND

00

100 DOLLARS



Security Features
Available on Back

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

BABY SHOWER DEPOSIT Rental

⑆072000326⑆

3130916733⑆1985

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

CLUBHOUSE USAGE AGREEMENT
RELEASE OF LIABILITY AND INDEMNIFICATION

1. **VENTANA COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the "District") is the owner of the clubhouse and related facilities (hereinafter, the "facilities"), located within the Ventana community in Hillsborough County, Florida.
2. The District, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District's receipt of a \$50.00, for up to four (4) hours, which will include set up and clean up. A fee of \$25.00 per every additional (1) hour for any time over the (4) hour rental. Refundable security deposit in the amount of \$200.00 for RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental. The resident completing the rental agreement must be in attendance at the event, otherwise the non-resident rental rate will be charged and deducted from the security deposit.
3. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the "Clubhouse Rules" (see and initial) attached. Please make checks (two, separate) payable to VENTANA CDD.
4. The undersigned, Melissa Reyes, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: 10124 Tuscan Sun Ave. Riverview, FL 33578
Purpose: Babushaper
Date of Event: 10/02/2021 Phone: 954-881-1377
Time of Event (ALL Events shall end by 11:00 p.m.): 2:30pm
Extra Hours Required (\$25.00per every (1) hour): _____
Number of Attendees (NOT TO EXCEED 40): 40
5. The District has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

7. As further consideration for the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.
8. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.

Applicant: _____

Signature _____

Print name _____

Date _____

**VENTANA COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

As: _____

Date: _____

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

RECREATION CENTER POLICIES

The Recreation Center (which does not include the pool area) will be available for rental by residents for a maximum of 6 hours unless otherwise approved by the District Manager. Rentals are on a first come, first serve basis, with **security deposit in place to reserve the date and time**. Rentals may begin as early as 9:00 a.m. and must terminate by 11:00 p.m.

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- Resident Rentals: Security Deposit \$200.00; Rental Fee \$50.00 per four (4) hours – each hour over two will be an additional \$25.00 per every (1) hour.
- Only checks or money orders will be accepted for payment, made payable to Ventana Community Development District
- Neighborhood events are not subject to the rental fees, but renters will be responsible for any damages to the facility. Neighborhood events must meet the following criteria:
 - The event provides a benefit to the community;
 - The event encourages socialization amongst the neighbors;
 - The event must be approved by the District Manager; and
 - The event sponsor or chairman will be responsible for any damages and for cleaning the facility.

Cancellation Policy: A 72 hour written notice required must be provided prior to event date. Without proper notice, rental fee is non-refundable. NR

1. All persons using the Recreation Center do so at their own risk. NR
2. Children under the age of twelve must be accompanied by an adult at all times while at the Recreation Center. NR
3. Alcohol is NOT permitted at the Recreation Center – presence of alcohol **AUTOMATICALLY FORFEITS SECURITY DEPOSIT (THERE WILL BE NO EXCEPTIONS)** NR
4. Glass beverage containers are NOT permitted at the Recreation Center. NR
5. Furniture shall NOT be removed from the Recreation Center at any time. NR
6. All equipment, furnishings and property of the District shall be found in the same condition after use of the Recreation Center. NR
7. It shall be the responsibility of any resident using the Recreation Center to remove food or other items. NR
8. Non-perishable items left in the Recreation Center after use will be kept for a period of "One Week." Items not claimed by the end of that period will be discarded. NR
9. All persons using the Recreation Center shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall. NR
10. Glitter and Confetti are not allowed in Recreation Center NR
11. Residents wishing to reserve the Recreation Center shall contact District staff no later than two weeks preceding the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Recreation Center with the applicant. Use of the Recreation Center for parties or other group functions will require the execution of an indemnification agreement and a security deposit. NR

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

12. Use of the Recreation Center is **STRICTLY** limited to the confines of the building and adjacent parking area. Use of pool is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT.** MR
13. Please respect all walls and surface areas of the Recreation Center as you would your own home: **DO NOT PLACE TAPE ON WALLS, PUT PUSH-PINS INTO WALLS, ETC.** MR
14. All surfaces are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Recreation Center. Failure to thoroughly clean will result to **FORFEITURE OF THE SECURITY DEPOSIT.** The deposit or letter of explanation concerning the withholding of any funds shall be forwarded within 10 days. (Wipe all surfaces, tables, chairs; sweep and mop the entire floor area; remove all trash from clubhouse to dumpster – replace trash bags). **Note:** the CDD will do its best, but will not be obligated to provide brooms, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event. MR
15. **ALL CLEANING MUST BE COMPLETED** and the Recreation Center locked up securely (all windows and doors) by 11 pm of the rental day; persons in the Recreation Center **AFTER 11 pm** will be considered as **TRESPASSING** and subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff's Office). MR
16. No person may use the Recreation Center in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the community by other residents. Specifically, no person may use the center in such a manner that creates excessive noise, profanity, or boisterous action. MR
17. Approval of all events is subject to the discretion of the District Manager. The District Manager has within its sole discretion the authority to reduce or waive rental fees for community service functions and events. MR
18. Individuals reserving the center must sign a Facility Usage Agreement and Release of Liability and Indemnification Agreement in order to rent the center. MR
19. No pets shall be allowed at any time in the center with the exception of service animals as defined by Florida Statutes. MR
20. All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings. MR
21. There is **NO SMOKING** allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT.** MR
22. Call 911 in the event of an emergency. MR
23. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors. MR

Melissa Reyes
Applicant Signature

Melissa Reyes
Applicant Printed Name

6/29/21
Date

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

INVOICE NO.: 10840

DATE: 07/09/2021

DUE DATE: 07/09/2021

BILLING ADDRESS

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

By
416151300

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Reimbursement Ink Cartridge for Clubhouse Printer	36.54	36.54
SUBTOTAL			36.54
NEW CHARGES			
TOTAL			36.54



Final Details for Order #111-0295816-8412269

Paid By: Meritus Corp
Placed By: Eric
Order Placed: July 9, 2021
Amazon.com order number: 111-0295816-8412269
Order Total: \$36.54

Shipped on July 11, 2021	
Items Ordered	Price
1 of: JARBO Remanufactured Ink Cartridge Replacement for Epson 212XL 212 T212XL T212 High Yield to Use with XP-4100 XP-4105 WF-2830 WF-2850 Printer (1 Black) Sold by: Slsink (seller profile) Condition: New	\$33.99
Shipping Address: Jahyra Rivera 11101 Ventana Grove Blvd Riverview, FL 33578 United States	Item(s) Subtotal: \$33.99 Shipping & Handling: \$7.00 Free Shipping: -\$7.00 ----- Total before tax: \$33.99 Sales Tax: \$2.55 ----- Total for This Shipment: \$36.54 -----
Shipping Speed: FREE Shipping	

Payment information	
Payment Method: Visa Last digits: 2379	Item(s) Subtotal: \$33.99 Shipping & Handling: \$7.00 Promotion applied: -\$7.00 ----- Total before tax: \$33.99 Estimated Tax: \$2.55 ----- Grand Total: \$36.54
Credit Card transactions	Visa ending in 2379: July 11, 2021: \$36.54

To view the status of your order, return to [Order Summary](#).

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District Check Request Form

Today's Date: 08/10/21

District Name: Ventana CDD

Check Amount: \$250.00

Payable to: Rameez Badri


Mailing Address: 10327 Berryessa Ave.
Riverview, FL 33578

Check Description:

Full Refund Cancelled Clubhouse Rental – Event 08/15/21

Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)



Approved Signature

DM
Fund 001
G/L 22000 \$200
Object Cd 20900 \$50

CK # _____ Date _____

RAMEEZ SHOUKAT BADRI
10200 BELLE RIVE BLVD., APT. 80
JACKSONVILLE, FL 32256

63-8655 31
2660

147

Date 07/12/2021

Pay to the order of Ventana CDD

\$ 50/-

FIFTY

Dollars  Security Features
Included
Details on Back

citibank

CITIBANK, N.A. BR. #31
14000 CITICARDS WAY
JACKSONVILLE, FL 32256

Memo Clubhouse Rental

[Signature]

⑆266086554⑆ 9138595206⑈ 0147

RAMEEZ SHOUKAT BADRI
10200 BELLE RIVE BLVD., APT. 80
JACKSONVILLE, FL 32256

63-8655 31
2660

148

Date 07/12/2021

Pay to the order of Ventana CDD

\$ 200.00

TWO HUNDRED

Dollars  Security Features
Included
Details on Back

citibank

CITIBANK, N.A. BR. #31
14000 CITICARDS WAY
JACKSONVILLE, FL 32256

Memo Clubhouse deposit

[Signature]

⑆266086554⑆ 9138595206⑈ 0148

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

**CLUBHOUSE USAGE AGREEMENT
RELEASE OF LIABILITY AND INDEMNIFICATION**

1. **VENTANA COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the "District") is the owner of the clubhouse and related facilities (hereinafter, the "facilities"), located within the Ventana community in Hillsborough County, Florida.
2. The District, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District's receipt of a \$50.00, for up to four (4) hours, which will include set up and clean up. A fee of \$25.00 per every additional (1) hour for any time over the (4) hour rental. Refundable security deposit in the amount of \$200.00 for RESIDENT users. All monies for rental fees and security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental. The resident completing the rental agreement must be in attendance at the event, otherwise the non-resident rental rate will be charged and deducted from the security deposit.
3. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the "Clubhouse Rules" (see and initial) attached. Please make checks (two, separate) payable to VENTANA CDD.
4. The undersigned, RAMEEZ BADRI, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: 10327 Burgess Ave, Riverview, 33578
Purpose: Baby Shower
Date of Event: 15th August Phone: 9048646208
Time of Event (ALL Events shall end by 11:00 p.m.): 3pm - 7pm
Extra Hours Required (\$25.00 per every (1) hour):
Number of Attendees (NOT TO EXCEED 40): 39
5. The District has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

7. As further consideration for the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.
8. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.

Applicant: 

Signature

RAMEEZ BAORI

Print name

07/12/2021

Date

**VENTANA COMMUNITY DEVELOPMENT
DISTRICT**

By: Jahira Rivera

As: Manager

Date: 7/12/21

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

RECREATION CENTER POLICIES

The Recreation Center (which does not include the pool area) will be available for rental by residents for a maximum of 6 hours unless otherwise approved by the District Manager. Rentals are on a first come, first serve basis, with security deposit in place to reserve the date and time. Rentals may begin as early as 9:00 a.m. and must terminate by 11:00 p.m.

Rental Fees and Security Deposits for residents are as follows:

- Resident Rentals: Security Deposit \$200.00; Rental Fee \$50.00 per four (4) hours – each hour over two will be an additional \$25.00 per every (1) hour.
- Only checks or money orders will be accepted for payment, made payable to Ventana Community Development District
- Neighborhood events are not subject to the rental fees, but renters will be responsible for any damages to the facility. Neighborhood events must meet the following criteria:
 - The event provides a benefit to the community;
 - The event encourages socialization amongst the neighbors;
 - The event must be approved by the District Manager; and
 - The event sponsor or chairman will be responsible for any damages and for cleaning the facility.

Cancellation Policy: A 72 hour written notice required must be provided prior to event date. Without proper notice, rental fee is non-refundable. RB

1. All persons using the Recreation Center do so at their own risk. RB
2. Children under the age of twelve must be accompanied by an adult at all times while at the Recreation Center. RB
3. Alcohol is NOT permitted at the Recreation Center – presence of alcohol **AUTOMATICALLY FORFEITS SECURITY DEPOSIT** (THERE WILL BE NO EXCEPTIONS) RB
4. Glass beverage containers are NOT permitted at the Recreation Center. RB
5. Furniture shall NOT be removed from the Recreation Center at any time. RB
6. All equipment, furnishings and property of the District shall be found in the same condition after use of the Recreation Center. RB
7. It shall be the responsibility of any resident using the Recreation Center to remove food or other items. RB
8. Non-perishable items left in the Recreation Center after use will be kept for a period of "One Week." Items not claimed by the end of that period will be discarded. RB
9. All persons using the Recreation Center shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall. RB
10. Glitter and Confetti are not allowed in Recreation Center RB
11. Residents wishing to reserve the Recreation Center shall contact District staff no later than two weeks preceding the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Recreation Center with the applicant. Use of the Recreation Center for parties or other group functions will require the execution of an indemnification agreement and a security deposit. RB

VENTANA
COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

CHECK PAYMENT FORM

This form must be completed by each person issuing a check to Ventana CID in payment for clubhouse rentals, keys or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained for each occurrence.

DATE: 07/12/2021

NAME OF ISSUER: RAMEEZ BADR I

ADDRESS: 10327 Beechwood Ave,
Riverview 33578

HOME PHONE: () -

CELL PHONE: 904 1864-0208

DRIVER LICENSE NUMBER: B360-720-87-282-0
(Attach copy of license)

PLACE OF EMPLOYMENT: CIT Bank

WORK PHONE: () -

AMOUNT OF CHECK: \$

REASON FOR CHECK:

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

12. Use of the Recreation Center is STRICTLY limited to the confines of the building and adjacent parking area. Use of pool is STRICTLY PROHIBITED and will result in the **FORFEITURE OF THE SECURITY DEPOSIT.** RB
13. Please respect all walls and surface areas of the Recreation Center as you would your own home: DO NOT PLACE TAPE ON WALLS, PUT PUSH-PINS INTO WALLS, ETC. RB
14. All surfaces are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Recreation Center. Failure to thoroughly clean will result to **FORFEITURE OF THE SECURITY DEPOSIT.** The deposit or letter of explanation concerning the withholding of any funds shall be forwarded within 10 days. (Wipe all surfaces, tables, chairs; sweep and mop the entire floor area; remove all trash from clubhouse to dumpster – replace trash bags). Note: the CDD will do its best, but will not be obligated to provide brooms, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event. RB
15. ALL CLEANING MUST BE COMPLETED and the Recreation Center locked up securely (all windows and doors) by 11 pm of the rental day; persons in the Recreation Center AFTER 11 pm will be considered as TRESPASSING and subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff's Office). RB
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19. No pets shall be allowed at any time in the center with the exception of service animals as defined by Florida Statutes. RB
20. All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings. RB
21. There is NO SMOKING allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT.** RB
22. Call 911 in the event of an emergency. RB
23. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors. RB


Applicant Signature

RAMGEZ BADRI
Applicant Printed Name

Date

07/12/2021

Ramps Plus

6399 17th Ave N
Saint Petersburg, FL 33710 US
vince.scruci@gmail.com
rampsplusflorida.com

INVOICE

BILL TO

Jahyra
Ventana Grove Community
11101 Ventana Grove Blvd
Riverview, FL 33578

SHIP TO

Jahyra
Ventana Grove Community
11101 Ventana Grove Blvd
Riverview, FL 33578

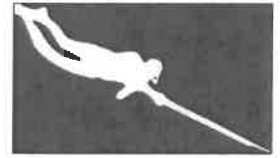
INVOICE # 2180**DATE** 08/24/2021**DUE DATE** 09/23/2021**TERMS** Net 30

QTY	PART NO.	DESCRIPTION	AMOUNT
08/06/2021	Installation	Concrete pad at pool	1,400.00

BALANCE DUE**\$1,400.00**

4619 5390 \$1

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL
+1 7273643349
spearem.jmb@gail.com



Handwritten: 4619 8390

INVOICE

BILL TO

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

INVOICE # 4902
DATE 08/04/2021
DUE DATE 08/19/2021
TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Material	1	0.00	0.00
REPLACEMENT SIGN THAT WAS STOLEN: CUSTOM MADE SIGN PLAYGROUND POLICIES, 36X36 INSTALLATION, FREIGHT, 2 POLES			
Labor	1	95.00	95.00
INSTALLATION			

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

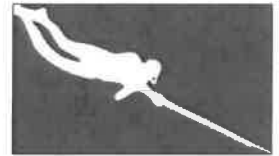
Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE

\$95.00

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL
+1 7273643349
spearem.jmb@gail.com



INVOICE

BILL TO

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

Handwritten: 4619 5390

INVOICE # 4903
DATE 08/04/2021
DUE DATE 08/19/2021
TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Material ORDERED: Enclosed Bulletin Board - Cork - Aluminum Frame - 24" x 36" - 1 Door	1	250.00	250.00
Labor PICKUP DELIVERY, DELIVER SAID ITEM, INSTALLATION	1	95.00	95.00

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

BALANCE DUE

\$345.00



Tree Farm 2, Inc.
dba Cornerstone Property Care Group

14620 Bellamy Brothers Blvd
Dade City, FL 33525
Phone 866-617-2235 Fax 866-929-6998
AR@CornerstoneSolutionsGroup.com
Tax ID: 61-1632592 CornerstoneSolutionsGroup.com

Invoice

Date	Invoice #
7/19/2021	10-123839

Invoice Created By

Bill To

Ventana Community Development District
Ventana CDD

Ship To

Ventana
Phase I, Phase II, and Amenity Cen

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	VCDD3050 - Pond Bank, #-	
Quantity	Description		U/M	Rate	Serviced Date	Amount
0	Furnish and Install Mini Pink Bark Nuggets as follows throughout Phase I, Phase II, and Amenity Center			0.00	7/13/2021	0.00
571	Cubic Yards Of Mulch Installed			50.0657	7/13/2021	28,587.51
<div>By 4605320</div> <div>Cornerstone</div>						

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$28,587.51
Payments/Credits	\$0.00
Balance Due	\$28,587.51

Thanks For Your Business!

INVOICE

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

DATE: AUGUST 2, 2021
INVOICE #4546

EXPIRATION DATE

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

539w
B
4615

TECHNICIAN		JOB SITE		INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood						

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		3 phase wiring vac pump		\$425.00
		3 phase vac pump motor		\$403.80
		Pump shaft seal		\$25.00
			SUBTOTAL	
			SALES TAX	
			TOTAL	\$853.80

Comments:

Thanks For Your Business!

INVOICE

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

DATE: AUGUST 2, 2021
INVOICE #4547

EXPIRATION DATE

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

BSH 5390
4/6/15

TECHNICIAN		JOB SITE		INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood						

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL	
		Electrician diagnostic power supply			\$120.00
				SUBTOTAL	
				SALES TAX	
				TOTAL	\$120.00

Comments: Called out a electrician to determine why the vac pump motor was thermal over loading and how to fix the problem. He discovered that the electrical power level is to low to run the single phase motor so he determined the best solution is to change the vac pump motor electrical to 3 phase and install a 3 phase motor

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Action Security	18693	\$ 125.00		Action Security Service Plan - September 2021
First Choice Aquatic Weed Management	62909	826.00		Waterway Services - 8/31/2021
First Choice Aquatic Weed Management	63019	826.00	\$ 1,652.00	Waterway Services - 9/10/2021
Meritus Districts	10919	5,557.57		Management Services - September 2021
Meritus Districts	10963	6,237.16	\$ 11,794.73	Management Services - October 2021
Spearemen Enterprises	4970	125.00		Pool Cleaning Services - 9/14/2021
Tree Farm 2, Inc	10 125267	7,560.00		Pond Mowing And Maintenance - 9/1/2021
Zebra Cleaning Team Inc.	4594	1,090.00		Pool Cleaning Services - September 2021
Monthly Contract Sub-Total		\$ 22,346.73		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
BOCC	5611068430 091721	\$ 127.17		Water Services - Thru 9/9//2021
Spectrum	091950502090221	137.96		Internet Service - 9/2/2021
Tampa Electric	221007554076 090721	91.67		Electric Services - Thru 8/31/2021
Tampa Electric	221007754494 090721	26.45		Electric Services - Thru 8/31/2021
Tampa Electric	221007762638 090721	2,800.26		Electric Services - Thru 8/31/2021
Tampa Electric	221007764683 090721	1,021.73		Electric Services - Thru 8/31/2021
Tampa Electric	221007860432 090721	449.65		Electric Services - Thru 8/31/2021
Tampa Electric	221007884853 090721	125.75		Electric Services - Thru 8/31/2021
Tampa Electric	221007934898 090721	1,339.33		Electric Services - Thru 8/31/2021
Tampa Electric	221008001598 090721	1,191.47		Electric Services - Thru 8/31/2021

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Tampa Electric	221008025530 090721	1,369.35		Electric Services - Thru 8/31/2021
Tampa Electric	221008040141 090721	1,702.87	\$ 10,118.53	Electric Services - Thru 8/31/2021
Utilities Sub-Total		\$ 10,383.66		
Regular Services				
Action Security, Inc	18756	\$ 570.00		Action Security Service Plan - 10/01/2021
Kaeser & Blair Authorized Dealer	10903137	104.96		Laser Checks, Marble Blue Proof - 9/8/2021
Neptune Multi Services LLC	005364	975.00		Trash Pickup - 9/22/2021
Optimal Outsource	OPT0600134	566.55		Materials And Services - 8/27/2021
Republic Services	0696 000975833	137.96		Waste And Cleaning Service - 9/17/2021
Spearem Enterprises	4954	704.00		Labor Cleaning Service - 9/3/2021
Spearem Enterprises	4955	245.00	\$ 949.00	Labor - Empty Dog Waste Cans 9/3/2021
Regular Services Sub-Total		\$ 3,303.47		
Additional Services				
MHD Communications	23594	\$ 5,744.75		Camera Installation 9/2/2021
Ramesh Maity	RM083121	200.00		Clubhouse Rental Deposit refund - 8/31/2021
Spearem Enterprises	4938	600.00		Labor - Pressure Washing Mailboxes 9/2/2021
Spearem Enterprises	4941	750.00	\$ 1,350.00	Labor - Pressured Washing Service - 9/2/2021
Additional Services Sub-Total		\$ 7,294.75		
TOTAL:		\$ 43,328.61		

Approved (with any necessary revisions noted):

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

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

Invoice



BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
18693	09/01/2021	\$125.00	09/01/2021	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!

Handwritten: 4614 5340

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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


Invoice

Date	Invoice #
8/31/2021	62909

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	9/30/2021

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

Thank you for your business.

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



First Choice Aquatic Weed Management, LLC.

Lake & Wetland Customer Service Report

Job Name: _____

Customer Number: 444

Customer: FCA - VENTANA CDD

Technician: Jason Marks

Date: 08/10/2021

Time: 07:57 AM

Customer Signature: _____

Waterway Treatment	1	thru	9	2														
Algae				x														
Submersed Weeds				x														
Grasses and Brush	x	x	x	x														
Floating Weeds																		
Blue Dye																		
Inspection																		
Request for Service																		
Restriction																		
(# of days)																		

CLARITY

- ☐ < 1'
☒ 1-2'
☐ 2-4'
☐ > 4'

FLOW

- ☐ None
☒ Slight
☐ Visible

METHOD

- ☒ ATV
☐ Airboat
☐ Backpack

- ☐ Boat
☐ Truck

CARP PROGRAM

- ☐ Carp observed
☐ Barrier Inspected

WATER LEVEL

- ☐ High
☒ Normal
☐ Low

WEATHER

- ☐ Clear
☒ Cloudy
☒ Windy
☒ Rainy

FISH and WILDLIFE OBSERVATIONS

- | | | | | |
|---|---|--|---|--|
| <input type="checkbox"/> Alligator | <input checked="" type="checkbox"/> Catfish | <input type="checkbox"/> Gallinules | <input checked="" type="checkbox"/> Osprey | <input type="checkbox"/> Woodstork |
| <input type="checkbox"/> Anhinga | <input type="checkbox"/> Coots | <input checked="" type="checkbox"/> Gambusia | <input type="checkbox"/> Otter | <input checked="" type="checkbox"/> Ducks, tilapia |
| <input checked="" type="checkbox"/> Bass | <input type="checkbox"/> Cormorant | <input type="checkbox"/> Herons | <input type="checkbox"/> Snakes | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> Bream | <input checked="" type="checkbox"/> Egrets | <input type="checkbox"/> Ibis | <input checked="" type="checkbox"/> Turtles | <input type="checkbox"/> _____ |

NATIVE WETLAND HABITAT MAINTENANCE

- | | | |
|--|------------------------------------|---|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Golden Canna |
| <input checked="" 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 |

Beneficial Vegetation Notes:

- ☐ Naiad
☐ Pickerelweed
☐ Soft Rush

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
9/10/2021	63019

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	10/10/2021

Description	Amount
Monthly waterway service for 9 ponds associated with Ventana CDD	826.00
BS 4509 5390	

Thank you for your business.

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



First Choice Aquatic Weed Management, LLC.

Lake & Wetland Customer Service Report

Job Name: _____

Customer Number: 444

Customer: FCA - VENTANA CDD

Technician: Ed

Date: 09/08/2021

Time: 06:37 AM

Customer Signature: _____

Waterway Treatment	1	2	4	9	Aop														
Algae	x	x	x																
Submersed Weeds																			
Grasses and Brush			x	x															
Floating Weeds																			
Blue Dye																			
Inspection					x														
Request for Service																			
Restriction																			
(# of days)																			

CLARITY

- ☒ < 1'
☐ 1-2'
☐ 2-4'
☐ > 4'

FLOW

- ☒ None
☐ Slight
☐ Visible

METHOD

- ☒ ATV
☐ Airboat
☐ Backpack

- ☐ Boat
☐ Truck

CARP PROGRAM

- ☐ Carp observed
☐ Barrier Inspected

WATER LEVEL

- ☒ High
☐ Normal
☐ Low

WEATHER

- ☐ Clear
☒ Cloudy
☒ Windy
☐ Rainy

FISH and WILDLIFE OBSERVATIONS

- | | | | | |
|------------------------------------|--|--|---|---|
| <input type="checkbox"/> Alligator | <input type="checkbox"/> Catfish | <input type="checkbox"/> Gallinules | <input type="checkbox"/> Osprey | <input type="checkbox"/> Woodstork |
| <input type="checkbox"/> Anhinga | <input checked="" type="checkbox"/> Coots | <input type="checkbox"/> Gambusia | <input type="checkbox"/> Otter | <input checked="" type="checkbox"/> Ducks |
| <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 checked="" type="checkbox"/> Egrets | <input checked="" type="checkbox"/> Ibis | <input checked="" type="checkbox"/> Turtles | <input type="checkbox"/> _____ |

NATIVE WETLAND HABITAT MAINTENANCE

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

Beneficial Vegetation Notes:

- | | |
|---|--------------------------------|
| <input type="checkbox"/> Naiad | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Pickerelweed | |
| <input checked="" type="checkbox"/> Soft Rush | <input type="checkbox"/> _____ |

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

Voice: 813-397-5121
 Fax: 813-873-7070

INVOICE

INVOICE NO.: 10919
 DATE: 09/01/2021
 DUE DATE: 09/01/2021

BILLING ADDRESS
 Ventana CDD
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
51300/3101	District Management Services September		3,750.00
5103	Website Administration		125.00
53900/120	Personnel Services - On-Site Staff		1,666.67
51300/4101	Postage July		7.65
55 4101	Copies BW July	0.15	8.25
SUBTOTAL			5,557.57
NEW CHARGES			
TOTAL			5,557.57

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

INVOICE NO.: 10963

DATE: 10/01/2021

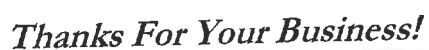
DUE DATE: 10/01/2021

BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services October		3,750.00
	Website Administration		125.00
	Personnel Services - On-Site Staff		2,333.33
	Postage August		13.83
100	Copies BW August	0.15	15.00
SUBTOTAL			6,237.16
NEW CHARGES			
TOTAL			6,237.16





INVOICE

EXPIRATION DATE

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

[illegible]**Comments:**



Tree Farm 2, Inc.
DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

Phone 866-617-2235 Fax 866-929-6998

AR@CornerstoneSolutionsGroup.com

Tax ID: 61-1632592

www.CornerstoneSolutionsGroup.com



Date	Invoice #
9/1/2021	10-125267

Invoice Created By

Bill To
Ventana Community Development District Ventana CDD

Field Mgr/Super:	
Ship To	
Ventana Tampa, FL	

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	Pond Bank Maintenance, #MAINT.
Quantity	Description	U/M	Rate	Serviced Date	Amount
	Ventana- Common Areas, Ponds, Cul de Sacs maintenance - September		5,250.00		5,250.00
	Pond Mowing		2,310.00		2,310.00
<div>BA 46041 5350</div> <div>Cornerstone</div>					

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$7,560.00
Payments/Credits	\$0.00
Balance Due	\$7,560.00



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
VENTANA CDD	6511068430	09/17/2021	10/08/2021

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	08/10/2021	5649	09/09/2021	5724	7500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.69
Purchase Water Pass-Thru	\$22.65
Water Base Charge	\$16.30
Water Usage Charge	\$6.00
Sewer Base Charge	\$39.43
Sewer Usage Charge	\$38.10
Total Service Address Charges	\$127.17

Summary of Account Charges

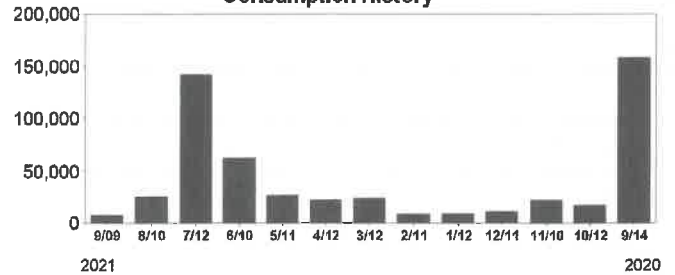
Previous Balance	\$306.56
Net Payments - Thank You	\$-306.56
Total Account Charges	\$127.17
AMOUNT DUE	\$127.17

Important Message

Customers may experience a temporary change in taste and odor in drinking water due to a treatment change. This does not impact the quality of the drinking water, which will continue to meet all regulations. More information at HCFLGov.net/Water.

BOCC Approved Rate Increases Are Effective Oct. 1, 2021. Residential Customers using 7,000 gallons of water monthly will have an average bill increase of 4.78%. Visit HCFLGov.net/Water, Water Rates & Fees tab for details.

Consumption History



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6511068430

Received
SEP 27 2021

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

4,819 8

DUE DATE	10/08/2021
AMOUNT DUE	\$127.17
AMOUNT PAID	

0065110684308

179
00000127175

September 2, 2021

Invoice Number: 091950502090221

Account Number: 0050919505-02

Security Code: 2302

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

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at 1-877-824-6249

NEWS AND INFORMATION

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

Summary

*Services from 09/01/21 through 09/30/21
details on following pages*

Previous Balance	137.96
Payments Received - Thank You	-137.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	117.97
Spectrum Business™ Voice	19.99
Current Charges	\$137.96
Total Due by 09/18/21	\$137.96

Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 02 09022021 NNNNNY 01 000634 0002

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



September 2, 2021

VENTANA CDD

Invoice Number: 091950502090221

Account Number: 0050919505-02

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

Total Due by 09/18/21	\$137.96
Amount you are enclosing	\$

Received

SEP 13 2021

Please Remit Payment To:

BRIGHT HOUSE NETWORKS
PO BOX 7195
PASADENA, CA 91109-7195



Statement Date: 09/07/2021
Account: 221007554076

VENTANA COMMUNITY DEVELOPMENT DISTRICT
10370 SYMMES RD
RIVERVIEW, FL 33578

Current month's charges:	\$91.67
Total amount due:	\$91.67
Payment Due By:	09/28/2021

Your Account Summary

Previous Amount Due	\$89.56
Payment(s) Received Since Last Statement	-\$89.56
Current Month's Charges	\$91.67
Total Amount Due	\$91.67

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tampaelectric.com/paperless



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

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007554076

Current month's charges:	\$91.67
Total amount due:	\$91.67
Payment Due By:	09/28/2021
Amount Enclosed	\$

618050309193

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

Received
SEP 13 2021

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221007554076
Statement Date: 09/07/2021
Current month's charges due 09/28/2021



Details of Charges – Service from 07/31/2021 to 08/31/2021

Service for: 10370 SYMMES RD, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Location: IRR

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605340	08/31/2021	15,332		14,658		674 kWh	1	32 Days

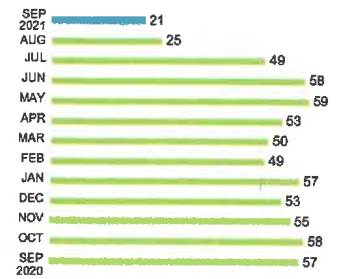
Basic Service Charge		\$18.06
Energy Charge	674 kWh @ \$0.06076/kWh	\$40.95
Fuel Charge	674 kWh @ \$0.04255/kWh	\$28.68
Storm Protection Charge	674 kWh @ \$0.00251/kWh	\$1.69
Florida Gross Receipt Tax		\$2.29
Electric Service Cost		\$91.67

Total Current Month's Charges

\$91.67

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 09/07/2021

Account: 221007754494

VENTANA COMMUNITY DEVELOPMENT DISTRICT
11114 FERN HILL DR, GATE
RIVERVIEW, FL 33578



Current month's charges:	\$26.45
Total amount due:	\$26.45
Payment Due By:	09/28/2021

Your Account Summary

Previous Amount Due	\$25.72
Payment(s) Received Since Last Statement	-\$25.72
Current Month's Charges	\$26.45
Total Amount Due	\$26.45

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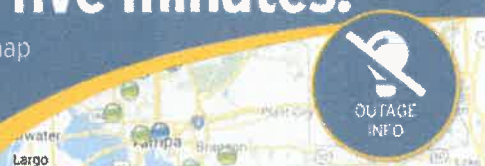
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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007754494

Current month's charges:	\$26.45
Total amount due:	\$26.45
Payment Due By:	09/28/2021

Amount Enclosed \$ 631630539109

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

Received
(SEP 13 2021)

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221007754494
Statement Date: 09/07/2021
Current month's charges due 09/28/2021



Details of Charges – Service from 07/31/2021 to 08/31/2021

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605350	08/31/2021	3,583		3,510		73 kWh	1	32 Days

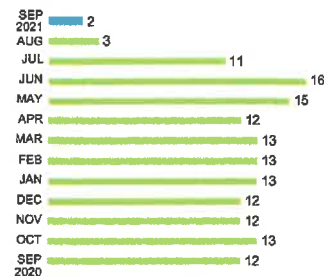
Basic Service Charge		\$18.06
Energy Charge	73 kWh @ \$0.06076/kWh	\$4.44
Fuel Charge	73 kWh @ \$0.04255/kWh	\$3.11
Storm Protection Charge	73 kWh @ \$0.00251/kWh	\$0.18
Florida Gross Receipt Tax		\$0.66
Electric Service Cost		\$26.45

Total Current Month's Charges

\$26.45

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Statement Date: 09/07/2021

Account: 221007762638

VENTANA COMMUNITY DEVELOPMENT DISTRICT
9935 SYMMES RD PH 2A, LIGHTS
RIVERVIEW, FL 33579



Current month's charges:	\$2,800.26
Total amount due:	\$2,800.26
Payment Due By:	09/28/2021

Your Account Summary

Previous Amount Due	\$2,783.64
Payment(s) Received Since Last Statement	-\$2,783.64
Current Month's Charges	\$2,800.26
Total Amount Due	\$2,800.26

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See reverse side for more information

Account: 221007762638

Current month's charges:	\$2,800.26
Total amount due:	\$2,800.26
Payment Due By:	09/28/2021

Amount Enclosed \$

631630539110

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

Received
SEP 13 2021

Account: 221007762638
Statement Date: 09/07/2021
Current month's charges due 09/28/2021



Details of Charges – Service from 07/31/2021 to 08/31/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1406 kWh @ \$0.02734/kWh	\$38.44
Fixture & Maintenance Charge	74 Fixtures	\$924.26
Lighting Pole / Wire	74 Poles	\$1593.22
Lighting Fuel Charge	1406 kWh @ \$0.04187/kWh	\$58.87
Storm Protection Charge	1406 kWh @ \$0.00354/kWh	\$4.98
Florida Gross Receipt Tax		\$2.62
Franchise Fee		\$171.77
Municipal Public Service Tax		\$6.10

Lighting Charges

\$2,800.26

Total Current Month's Charges

\$2,800.26

0000035-0000940-Page 41 of 42

Statement Date: 09/07/2021

Account: 221007764683

VENTANA COMMUNITY DEVELOPMENT DISTRICT
VENTANA PH 1B FERN HILL DR, LIGHTS
RIVERVIEW, FL 33578



Current month's charges:	\$1,021.73
Total amount due:	\$1,021.73
Payment Due By:	09/28/2021

Your Account Summary

Previous Amount Due	\$1,015.66
Payment(s) Received Since Last Statement	-\$1,015.66
Current Month's Charges	\$1,021.73
Total Amount Due	\$1,021.73

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tampaelectric.com/outagemap



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007764683

Current month's charges:	\$1,021.73
Total amount due:	\$1,021.73
Payment Due By:	09/28/2021

Amount Enclosed \$
631630539111

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

6316305391112210077646830000001021735

Received
SEP 13 2021

Account: 221007764683
Statement Date: 09/07/2021
Current month's charges due 09/28/2021



Details of Charges – Service from 07/31/2021 to 08/31/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	513 kWh @ \$0.02734/kWh	\$14.03
Fixture & Maintenance Charge	27 Fixtures	\$337.23
Lighting Pole / Wire	27 Poles	\$581.31
Lighting Fuel Charge	513 kWh @ \$0.04187/kWh	\$21.48
Storm Protection Charge	513 kWh @ \$0.00354/kWh	\$1.82
Florida Gross Receipt Tax		\$0.96
Franchise Fee		\$62.67
Municipal Public Service Tax		\$2.23

Lighting Charges

\$1,021.73

Total Current Month's Charges

\$1,021.73

00000036-0000924-Page 8 of 42

Statement Date: 09/07/2021

Account: 221007860432

VENTANA COMMUNITY DEVELOPMENT DISTRICT
SYMMES RD AND VENTANA BLVD, LIGHTS
RIVERVIEW, FL 33578

Current month's charges:	\$449.65
Total amount due:	\$449.65
Payment Due By:	09/28/2021

Your Account Summary

Previous Amount Due	\$446.13
Payment(s) Received Since Last Statement	-\$446.13
Current Month's Charges	\$449.65
Total Amount Due	\$449.65

**One Less
Worry :)**

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tampaelectric.com/paperless



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tampaelectric.com/outagemap



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007860432

Current month's charges:	\$449.65
Total amount due:	\$449.65
Payment Due By:	09/28/2021

Amount Enclosed \$ 646445324657

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

Received
SEP 13 2021

6464453246572210078604320000000449657

Account: 221007860432
Statement Date: 09/07/2021
Current month's charges due 09/28/2021



Details of Charges – Service from 07/31/2021 to 08/31/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	297 kWh @ \$0.02734/kWh	\$8.12
Fixture & Maintenance Charge	11 Fixtures	\$161.81
Lighting Pole / Wire	11 Poles	\$236.83
Lighting Fuel Charge	297 kWh @ \$0.04187/kWh	\$12.44
Storm Protection Charge	297 kWh @ \$0.00354/kWh	\$1.05
Florida Gross Receipt Tax		\$0.55
Franchise Fee		\$27.56
Municipal Public Service Tax		\$1.29

Lighting Charges

\$449.65

Total Current Month's Charges

\$449.65

Statement Date: 09/07/2021

Account: 221007884853

VENTANA COMMUNITY DEVELOPMENT DISTRICT
10812 VENTANA GROVES BLVD, IRRG
RIVERVIEW, FL 33578



Current month's charges:	\$125.75
Total amount due:	\$125.75
Payment Due By:	09/28/2021

Your Account Summary

Previous Amount Due	\$486.77
Payment(s) Received Since Last Statement	-\$486.77
Current Month's Charges	\$125.75
Total Amount Due	\$125.75

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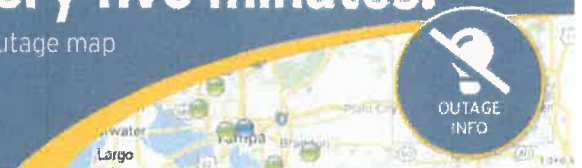
tampaelectric.com/paperless

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

Our outage map is refreshed every five minutes.

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tampaelectric.com/outagemap



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See reverse side for more information

Account: 221007884853

Current month's charges:	\$125.75
Total amount due:	\$125.75
Payment Due By:	09/28/2021

Amount Enclosed \$ _____

646445324658

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

Received
SEP 13 2021

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221007884853
Statement Date: 09/07/2021
Current month's charges due 09/28/2021



Details of Charges – Service from 07/31/2021 to 08/31/2021

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

Rate Schedule: General Service - Non Demand

Meter Location: IRRIGATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000566744	08/31/2021	29,349		28,361		988 kWh	1	32 Days

Basic Service Charge		\$18.06
Energy Charge	988 kWh @ \$0.06076/kWh	\$60.03
Fuel Charge	988 kWh @ \$0.04255/kWh	\$42.04
Storm Protection Charge	988 kWh @ \$0.00251/kWh	\$2.48
Florida Gross Receipt Tax		\$3.14

Electric Service Cost

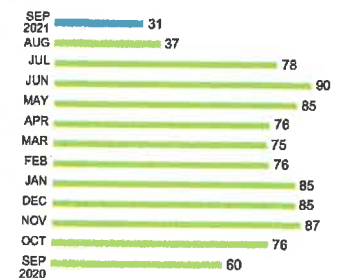
\$125.75

Total Current Month's Charges

\$125.75

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Statement Date: 09/07/2021

Account: 221007934898

VENTANA COMMUNITY DEVELOPMENT DISTRICT
11101 VENTANA GROVES BL, CLB HSE
RIVERVIEW, FL 33578

Current month's charges:	\$1,339.33
Total amount due:	\$1,339.33
Payment Due By:	09/28/2021

Your Account Summary

Previous Amount Due	\$1,532.51
Payment(s) Received Since Last Statement	-\$1,532.51
Current Month's Charges	\$1,339.33
Total Amount Due	\$1,339.33

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See reverse side for more information

Account: 221007934898

Current month's charges:	\$1,339.33
Total amount due:	\$1,339.33
Payment Due By:	09/28/2021

Amount Enclosed \$

646445324659

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

Received
SEP 13 2021

6464453246592210079348980000001339337

Account: 221007934898
Statement Date: 09/07/2021
Current month's charges due 09/28/2021



Details of Charges – Service from 07/31/2021 to 08/31/2021

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

Rate Schedule: General Service Demand - Standard

Meter Location: CLUB HOUSE

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813331	08/31/2021	59,942		50,478		9,464 kWh	1	32 Days
1000813331	08/31/2021	16.77		0		16.77 kW	1	32 Days

Basic Service Charge		\$30.10
Demand Charge	17 kW @ \$10.92000/kW	\$185.64
Energy Charge	9,464 kWh @ \$0.01589/kWh	\$150.38
Fuel Charge	9,464 kWh @ \$0.04255/kWh	\$402.69
Capacity Charge	17 kW @ \$0.52000/kW	\$8.84
Storm Protection Charge	17 kW @ \$0.72000/kW	\$12.24
Energy Conservation Charge	17 kW @ \$0.60000/kW	\$10.20
Environmental Cost Recovery	9,464 kWh @ \$0.00265/kWh	\$25.08
Florida Gross Receipt Tax		\$21.16

Electric Service Cost

Other Fees and Charges

Electric Security Deposit \$493.00

Total Other Fees and Charges

Total Current Month's Charges

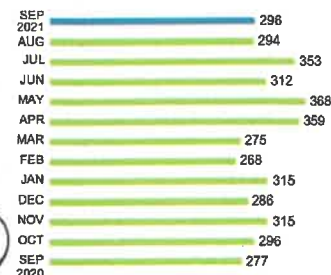
\$846.33

\$493.00

\$1,339.33

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Statement Date: 09/07/2021

Account: 221008001598

VENTANA COMMUNITY DEVELOPMENT DISTRICT
FERN HILL AND SYMMES RD, LIGHTS
RIVERVIEW, FL 33578



Current month's charges:	\$1,191.47
Total amount due:	\$1,191.47
Payment Due By:	09/28/2021

Your Account Summary

Previous Amount Due	\$1,185.05
Payment(s) Received Since Last Statement	-\$1,185.05
Current Month's Charges	\$1,191.47
Total Amount Due	\$1,191.47

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Worry :)**

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Account: 221008001598

Current month's charges:	\$1,191.47
Total amount due:	\$1,191.47
Payment Due By:	09/28/2021
Amount Enclosed	\$

646445324660

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

Received
SEP 13 2021

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221008001598
Statement Date: 09/07/2021
Current month's charges due 09/28/2021



Details of Charges – Service from 07/31/2021 to 08/31/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	544 kWh @ \$0.02734/kWh	\$14.87
Fixture & Maintenance Charge	34 Fixtures	\$262.14
Lighting Pole / Wire	34 Poles	\$813.28
Lighting Fuel Charge	544 kWh @ \$0.04187/kWh	\$22.78
Storm Protection Charge	544 kWh @ \$0.00354/kWh	\$1.93
Florida Gross Receipt Tax		\$1.01
Franchise Fee		\$73.10
Municipal Public Service Tax		\$2.36
Lighting Charges		\$1,191.47

Total Current Month's Charges

\$1,191.47

00000036-0000928-Page 17 of 42

Statement Date: 09/07/2021

Account: 221008025530

VENTANA COMMUNITY DEVELOPMENT DISTRICT
PH 3A CONE GROVE RD AND VENTANA BLVD
RIVERVIEW, FL 33578

Current month's charges:	\$1,369.35
Total amount due:	\$1,369.35
Payment Due By:	09/28/2021

Your Account Summary

Previous Amount Due	\$1,361.44
Payment(s) Received Since Last Statement	-\$1,361.44
Current Month's Charges	\$1,369.35
Total Amount Due	\$1,369.35

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See reverse side for more information

Account: 221008025530

Current month's charges:	\$1,369.35
Total amount due:	\$1,369.35
Payment Due By:	09/28/2021

Amount Enclosed \$

646445324661

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

Received
SEP 13 2021

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221008025530
Statement Date: 09/07/2021
Current month's charges due 09/28/2021



Details of Charges – Service from 07/31/2021 to 08/31/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	670 kWh @ \$0.02734/kWh	\$18.32
Fixture & Maintenance Charge	37 Fixtures	\$409.55
Lighting Pole / Wire	37 Poles	\$822.90
Lighting Fuel Charge	670 kWh @ \$0.04187/kWh	\$28.05
Storm Protection Charge	670 kWh @ \$0.00354/kWh	\$2.37
Florida Gross Receipt Tax		\$1.25
Franchise Fee		\$84.00
Municipal Public Service Tax		\$2.91
Lighting Charges		\$1,369.35

Total Current Month's Charges

\$1,369.35

Statement Date: 09/07/2021

Account: 221008040141

VENTANA COMMUNITY DEVELOPMENT DISTRICT
FERN HILL PH 1A & 1C, LIGHTS
RIVERVIEW, FL 33578



Current month's charges:	\$1,702.87
Total amount due:	\$1,702.87
Payment Due By:	09/28/2021

Your Account Summary

Previous Amount Due	\$1,692.76
Payment(s) Received Since Last Statement	-\$1,692.76
Current Month's Charges	\$1,702.87
Total Amount Due	\$1,702.87

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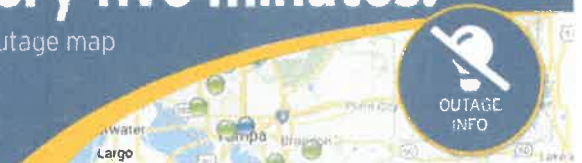


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tampaelectric.com/outagemap



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008040141

Current month's charges:	\$1,702.87
Total amount due:	\$1,702.87
Payment Due By:	09/28/2021

Amount Enclosed \$
646445324662

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

Received
SEP 13 2021

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221008040141
Statement Date: 09/07/2021
Current month's charges due 09/28/2021



Details of Charges – Service from 07/31/2021 to 08/31/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	855 kWh @ \$0.02734/kWh	\$23.38
Fixture & Maintenance Charge	45 Fixtures	\$562.05
Lighting Pole / Wire	45 Poles	\$968.85
Lighting Fuel Charge	855 kWh @ \$0.04187/kWh	\$35.80
Storm Protection Charge	855 kWh @ \$0.00354/kWh	\$3.03
Florida Gross Receipt Tax		\$1.60
Franchise Fee		\$104.45
Municipal Public Service Tax		\$3.71

Lighting Charges

\$1,702.87

Total Current Month's Charges

\$1,702.87

00000036-0000922- Page 5 of 42

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

Invoice



BILL TO
Ventana Groves CCD
c/o Meritus Corp
2005 Pan Am Circle, Suite 300

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
18756	09/08/2021	\$570.00	10/01/2021	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Provide customer with (QTY: 100) HID compatible access cards to work in conjunction with Amenty Center access control system. SN: 45001-45100 FC: 077 Shipping & Handling Ship To: Meritus Corp Attn: Brittany Crutchfield/Ventana Groves 2005 Pan Am Circle, Suite 300 Tampa, FL 33607 FL Contractor ES12001404	100	5.25	525.00
130 4619 5390	1	45.00	45.00
BALANCE DUE			\$570.00

Thank you, we appreciate your business!



Kaeser & Blair Authorized Dealer

4236 Grissom Drive
Batavia, Ohio 45103
(800) 607-8824
FAX (800) 322-6000
credit@kaeser-blair.com

INVOICE

INVOICE NO. 10903137
DATE: 9/15/21

CUSTOMER NUMBER 003063167

DEALER NUMBER 88178

BILL TO:

VENTANA CDD
ATTN: TERESA FARLOW X-340
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607

SHIP TO:

VENTANA CDD
ATTN: TERESA FARLOW X-340
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607

YOUR PO NUMBER
VENTANA CHECKS

DATE SHIPPED
9/08/21

SHIP VIA
FED-X

TERMS
NET-30

QUANTITY	PRODUCT NO	DESCRIPTION	UNIT PRICE	AMOUNT
1	L1037MB	250-LASER CHECKS, MARBLE BLUE	89.0000	89.00
1		PROOF	.0000	.00

YOUR AUTHORIZED K&B DEALER IS
MG Promotional Products
TO REORDER CALL 813-949-9000
OR EMAIL TO mikeg@mgpromotionalproducts.com

You can now pay your invoice online at
paykaeser.com

SUBTOTAL 89.00
** SALES TAX .00
LESS: PAYMENT/DEPOSIT .00
SHIPPING & HANDLING 15.96
TOTAL DUE 104.96

PLEASE MAKE ALL CHECKS PAYABLE TO KAESER & BLAIR, INC.

Please enclose remittance coupon with payment. See back for additional information.



3771 Solutions Center
Chicago, IL 60677-3007

003063167

88178

REMITTANCE

INVOICE NO. 10903137
DATE: 9/15/21

TOTAL DUE: 104.96
Amount Paid

☐ IF PAYING BY CREDIT CARD,
CHECK THIS BOX AND SEE THE
BACK OF THIS FORM.

Please add the credit card CVV
if submitting with remittance

VENTANA CDD
ATTN: TERESA FARLOW X-340
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607



Neptune Multi services LLC

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

Invoice

Invoice No: 005364
Date: 09/22/2021
Terms: NET 0
Due Date: 09/22/2021

Bill To: Ventana CDD Riverview FL
teresa.farlow@merituscorp.com

4000 104
8390

Description	Quantity	Rate	Amount
Trash Pick up Pick up dates August 6, August 13, August 20, August 27 2021	15	\$65.00	\$975.00
Subtotal			\$975.00
TAX 0%			\$0.00
Total			\$975.00
Paid			\$0.00
Balance Due			\$975.00

Pay Now

Invoice2go



Comments

August 27 2021, Took longer then usual due the amount of construction material that we removed from 2 of the ponds



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

Thanks for your order!

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

Invoice OPT0600134

Aug 27, 2021

Client Meritus Associations - CDD-1012
Association Not selected
Product Express General Mail
Job Number HAYzHzQgREGM
Job Name Ventana CDD
PO Number Amenity Violations
Due Date Sep 26, 2021

Summary	Qty	Price	Tax	Subtotal
Materials & Services	1	247.650	T	\$247.65
Printing, inserting and mailing.				
635 1-5 sheets @ \$0.27 base (\$0.12 each additional sheet)				
635 2 Sheets total: 247.65				
635 #10 Envelope				
 Postage 1 oz Letter	635	0.500	N	\$317.50
 Foreign Postage 1 oz	2	0.700	N	\$1.40
 Subtotal				\$566.55
Tax				\$0.00
 Total				\$566.55

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

Make check payable to:

Optimal Outsource
PO Box 8307
Southeastern, PA 19398-8307



5210 W Linebaugh Ave
Tampa FL 33624-503434

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

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Account Number 3-0696-0044293
Invoice Number 0696-000975833
Invoice Date September 17, 2021
Previous Balance \$137.96
Payments/Adjustments -\$137.96
Current Invoice Charges \$137.96

Total Amount Due \$137.96	Payment Due Date October 07, 2021
--	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 09/02	1407	-\$137.96

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
The Club At Ventana 11101 Ventana Groves Boulevard CSA A206549749				
Riverview, FL				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Disposal:SOUTH CO - CLASS 1				
Pickup Service 10/01-10/31			\$93.00	\$93.00
Container Refresh 10/01-10/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$35.96
CURRENT INVOICE CHARGES				\$137.96

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RepublicServices.com today.



5210 W Linebaugh Ave
Tampa FL 33624-503434

Please Return This
Portion With Payment

Total Enclosed

Address Service Requested



00005227
N209

THE CLUB AT VENTANA
MERITUS DISTRICT INVOICES RIVE
2005 PAN AM CIR
STE 300
TAMPA FL 33607-6008

Received
SEP 27 2021



Total Amount Due	\$137.96
Payment Due Date	October 07, 2021
Account Number	3-0696-0044293
Invoice Number	0696-000975833

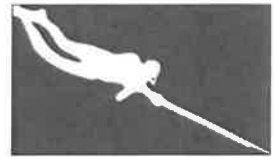
☐
For Billing Address Changes,
Check Box and Complete Reverse

Make Checks Payable To:

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

30696004429300000009758330000137960000137960

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL
+1 7273643349
spearem.jmb@gail.com



INVOICE

BILL TO

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

INVOICE # 4954

DATE 09/03/2021

DUE DATE 09/18/2021

TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor 8-3-2021 Cleaning following areas twice per week: Clubhouse, office, main hallway and restrooms pickup trash/debris located at mail pavilion	1	145.00	145.00
Labor 8-16-2021 Cleaning following areas twice per week: Clubhouse, office, main hallway and restrooms pickup trash/debris located at mail pavilion	1	145.00	145.00
Labor 8-23-2021 Cleaning following areas twice per week: Clubhouse, office, main hallway and restrooms pickup trash/debris located at mail pavilion EXTRA CHARGE MEMEROAL DAY WEEKEND, OVER AND BEYOND "NORMAL CLEANING" CAN PROVIDE PICTURES	1	215.00	215.00
Labor 8-30-2021 Cleaning following areas twice per week: Clubhouse, office, main hallway and restrooms pickup trash/debris located at mail pavilion	1	145.00	145.00
Material Toilet Paper, Paper Towels, Hand soap, trash bags PLEASE NOTE EVENT HELD OVER THE EWEEKEND ON 8-27- 2021, CAKE AND ICING WERE SMEARED INTO EVERY CRACK, FURNITURE, FLOOR ETC.	1	54.00	54.00

THEY DID NOT PICKUP AFTER THEMSELVES AT ALL, LEFT
PLACE TRASHED.

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE

\$704.00

Spearem Enterprises, LLC
 7842 Land O' Lakes Blvd. #335
 Land O' Lakes, FL
 +1 7273643349
 spearem.jmb@gail.com



INVOICE

BILL TO

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

INVOICE # 4955
DATE 09/03/2021
DUE DATE 09/18/2021
TERMS Net 15

4/16/9 55744

DESCRIPTION	QTY	RATE	AMOUNT
Labor Week of 8-4-2021 Empty all Dog waste Cans throughout neighborhood, restock mutt mitts, replace liners. Empty trash receptacles around pond. Twice per week.	1	50.00	50.00
Labor Week of 8-16-2021 Empty all Dog waste Cans throughout neighborhood, restock mutt mitts, replace liners. Empty trash receptacles around pond. Twice per week.	1	50.00	50.00
Labor Week of 8-23-2021 Empty all Dog waste Cans throughout neighborhood, restock mutt mitts, replace liners. Empty trash receptacles around pond. Twice per week.	1	50.00	50.00
Labor Week of 8-30-2021 Empty all Dog waste Cans throughout neighborhood, restock mutt mitts, replace liners. Empty trash receptacles around pond. Twice per week.	1	50.00	50.00
Material 8 Rolls Mutt Mitts Dog Waste Liners (16 per week)	1	45.00	45.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this

BALANCE DUE

\$245.00



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

Ventana

Bill To:
Meritus Corp. 2005 Pan Am Circle Ste 120 Tampa, FL 33607

Date	Invoice
09/02/2021	23594
Account	
Meritus Corp.	

Terms	Due Date	PO Number	Reference
Due Upon Receipt	09/02/2021		

Project Name	#90 - Ventana Camera Install
Billing Type	Standard
Billing Method	Fixed Fee
Amount	\$7,500.00
Company Name	Meritus Corp.
Contact Name	Brian Howell

*RM
Capital Imp Fund*

Total Other Charges: \$17,473.75

Total Adjustments: -\$11,729.00

Make checks payable to MHD Communications

Invoice Subtotal:	\$5,744.75
Sales Tax:	\$0.00
Invoice Total:	\$5,744.75
Payments:	\$0.00
Credits:	\$0.00
Balance Due:	\$5,744.75

District Check Request Form

Today's Date: 08/31/21

District Name: Ventana CDD

Check Amount: \$200.00

Payable to: Ramesh Maity

Mailing Address: 11312 Green Harvest Dr.
Riverview, FL 33578

Check Description:

Clubhouse Rental Deposit Refund – Event 08/28/21

Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)



Approved Signature

DM _____
Fund 001
G/L 22000 \$200
Object Cd _____

CK # _____ Date _____

RAMESH MAITY
1911 GARDEN BOWER CIR APT 204
TAMPA, FL 33619-7068

108
63-27631 FL
1508

06.29.2021

Date

Pay to the
Order of

Ventana Community Development District

\$ 250.00

two hundred & Fifty only

Dollars



Photo
Safe
Deposited
Details on back

BANK OF AMERICA



ACH R/T 063100277

For

Clubhouse Rental

Ramesh Maity

⑆063100277⑆ 229048354117⑈0108

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

**CLUBHOUSE USAGE AGREEMENT
RELEASE OF LIABILITY AND INDEMNIFICATION**

1. **VENTANA COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the "District") is the owner of the clubhouse and related facilities (hereinafter, the "facilities"), located within the Ventana community in Hillsborough County, Florida.
2. The District, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District's receipt of a \$50.00, for up to four (4) hours, which will include set up and clean up. A fee of \$25.00 per every additional (1) hour for any time over the (4) hour rental. Refundable security deposit in the amount of \$200.00 for RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental. The resident completing the rental agreement must be in attendance at the event, otherwise the non-resident rental rate will be charged and deducted from the security deposit.
3. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the "Clubhouse Rules" (see and initial) attached. Please make checks (two, separate) payable to VENTANA CDD.
4. The undersigned, RAMESH MAITY, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: 11312 GREEN HARVEST DR, RIVERVIEW, FL-33578
Purpose: BIRTH DAY CELEBRATION
Date of Event: 08.28.2021 Phone: 813-8102156
Time of Event (ALL Events shall end by 11:00 p.m.): 6:00 PM
Extra Hours Required (\$25.00per every (1) hour: 4hrs
Number of Attendees (NOT TO EXCEED 40): 35
5. The District has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

7. As further consideration for the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.
8. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.

Applicant:

Ramesh Maty

Signature

RAMESH MATY

Print name

06.29.2021

Date

**VENTANA COMMUNITY DEVELOPMENT
DISTRICT**

By: Jahura Rivera

As: Manager

Date: 6/29/21

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

CHECK PAYMENT FORM

This form must be completed by each person issuing a check to Ventana CDD in payment for clubhouse rentals, keys or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained for each occurrence.

DATE: 6/29/21

NAME OF ISSUER: RAMESH MAITY

ADDRESS: 11312 Green Harvest Dr.
Riverview, FL - 33578

HOME PHONE: (813) 810-2156

CELL PHONE: () -

DRIVER LICENSE NUMBER: M300-720-86-3630
(Attach copy of license)

PLACE OF EMPLOYMENT: _____

WORK PHONE: () -

AMOUNT OF CHECK: \$ 250

REASON FOR CHECK: Birthday Celebration.

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

RECREATION CENTER POLICIES

The Recreation Center (which does not include the pool area) will be available for rental by residents for a maximum of 6 hours unless otherwise approved by the District Manager. Rentals are on a first come, first serve basis, with **security deposit in place to reserve the date and time**. Rentals may begin as early as 9:00 a.m. and must terminate by 11:00 p.m.

Rental Fees and Security Deposits for residents are as follows:

- Resident Rentals: Security Deposit \$200.00; Rental Fee \$50.00 per four (4) hours – each hour over two will be an additional \$25.00 per every (1) hour.
- Only checks or money orders will be accepted for payment, made payable to Ventana Community Development District
- Neighborhood events are not subject to the rental fees, but renters will be responsible for any damages to the facility. Neighborhood events must meet the following criteria:
 - The event provides a benefit to the community;
 - The event encourages socialization amongst the neighbors;
 - The event must be approved by the District Manager; and
 - The event sponsor or chairman will be responsible for any damages and for cleaning the facility.

Cancellation Policy: A 72 hour written notice required must be provided prior to event date. Without proper notice, rental fee is non-refundable. RM

1. All persons using the Recreation Center do so at their own risk. RM
2. Children under the age of twelve must be accompanied by an adult at all times while at the Recreation Center. RM
3. Alcohol is NOT permitted at the Recreation Center – presence of alcohol **AUTOMATICALLY FORFEITS SECURITY DEPOSIT (THERE WILL BE NO EXCEPTIONS)** RM
4. Glass beverage containers are NOT permitted at the Recreation Center. RM
5. Furniture shall NOT be removed from the Recreation Center at any time. RM
6. All equipment, furnishings and property of the District shall be found in the same condition after use of the Recreation Center. RM
7. It shall be the responsibility of any resident using the Recreation Center to remove food or other items. RM
8. Non-perishable items left in the Recreation Center after use will be kept for a period of "One Week." Items not claimed by the end of that period will be discarded. RM
9. All persons using the Recreation Center shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall. RM
10. Glitter and Confetti are not allowed in Recreation Center RM
11. Residents wishing to reserve the Recreation Center shall contact District staff no later than two weeks preceding the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Recreation Center with the applicant. Use of the Recreation Center for parties or other group functions will require the execution of an indemnification agreement and a security deposit. RM

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office • 2005 Pin Am Circle • Suite 300 • Tampa, Florida 33607 • (813) 873-7300 • Fax (813) 873-7070

12. Use of the Recreation Center is **STRICTLY** limited to the confines of the building and adjacent parking area. Use of pool is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT.** PM
13. Please respect all walls and surface areas of the Recreation Center as you would your own home. **DO NOT PLACE TAPE ON WALLS, PUT PUSH-PINS INTO WALLS, ETC.** PM
14. All surfaces are to be thoroughly cleaned upon the completion of the rental event before leaving the Recreation Center. Failure to thoroughly clean will result to **FORFEITURE OF THE SECURITY DEPOSIT.** The deposit or letter of explanation concerning the withholding of any funds shall be forwarded within 10 days. (Wipe all surfaces, tables, chairs, sweep and mop the entire floor area, remove all trash from clubhouse to dumpster - replace trash bags). Note: the CDD will do its best, but will not be obligated to provide brooms, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event. PM
15. **ALL CLEANING MUST BE COMPLETED** and the Recreation Center locked up securely (all windows and doors) by 11 pm of the rental day; persons in the Recreation Center **AFTER 11 pm** will be considered as **TRESPASSING** and subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff's Office). PM
16. No person may use the Recreation Center in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the community by other residents. Specifically, no person may use the center in such a manner that creates excessive noise, profanity, or boisterous action. PM
17. Approval of all events is subject to the discretion of the District Manager. The District Manager has within its sole discretion the authority to reduce or waive rental fees for community service functions and events. PM
18. Individuals reserving the center must sign a Facility Usage Agreement and Release of Liability and Indemnification Agreement in order to rent the center. PM
19. No pets shall be allowed at any time in the center with the exception of service animals as defined by Florida Statutes. PM
20. All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings. PM
21. There is **NO SMOKING** allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT.** PM
22. Call 911 in the event of an emergency. PM
23. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors. PM

Ramesh Mody
Applicant Signature

RAMESH MODY
Applicant Printed Name

06-29-2021
Date

Florida TEMPORARY DRIVER LICENSE

M300-720-85-363-0 CLASS E

MARTY RAMSEY
 21312 GREEN HARBOR CT DR
 RIVERVIEW, FL 33575-4176

DOB: 10/03/1985 SEX: M
EXPI: 01/23/2022 HGT: 5'-07"
12 REST: A EYES: NONE

SAFE DRIVER
 An SR 01/23/2021
 IDO K73210128000

Operation of a motor vehicle possesses
 consent to any liability that required by law.

Rev. 100386 03/01/2020
 The State of Florida
 retains all
 property
 rights herein.

**CLASS: E - Any non-commercial vehicle with a GVWR < 26,001 lbs.
 or any RV**
REST: A - Cor. Lenses
END: None

**REPLACEMENT LICENSE REQUIRED WITHIN 30 DAYS
 OF ADDRESS OR NAME CHANGE**
WWW.FLHSMV.GOV

21 0100497605 2021

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL

+1 7273643349

spearem.jmb@gail.com



INVOICE

BILL TO

Ventana CDD

Meritus

2005 Pan Am Circle Suite 300

Tampa, FL 33607

INVOICE # 4938**DATE 09/02/2021****DUE DATE 09/17/2021****TERMS Net 15****DESCRIPTION****Labor**

pressure washed mail kiosk and standing mailboxes.

B4 4619 53400
QTY

1

RATE

600.00

AMOUNT

600.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE**\$600.00**

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL

+1 7273643349

spearem.jmb@gail.com



INVOICE

BILL TO

Ventana CDD

Meritus

2005 Pan Am Circle Suite 300

Tampa, FL 33607

INVOICE # 4941**DATE 09/02/2021****DUE DATE 09/17/2021****TERMS Net 15**

4619 535d

DESCRIPTION	QTY	RATE	AMOUNT
Labor Pressure Washed pool deck, pool furniture, Lanai, front of Amenity Center, all around restrooms, exterior windows.	1	750.00	750.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE**\$750.00**

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2021



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Ventana CDD

Balance Sheet

As of 9/30/2021
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Debt Service Fund - Series 2021	Capital Projects Fund - Series 2018	Capital Projects Fund - Series 2021	General Fixed Assets	General Long-Term Debt	Total
Assets								
Cash--Operating Account (Suntrust)	167,979	0	0	0	0	0	0	167,979
Investment - Revenue 2018 (6000)	0	417,294	0	0	0	0	0	417,294
Investment - Interest 2018 (6001)	0	0	0	0	0	0	0	0
Investment - Sinking 2018 (6002)	0	0	0	0	0	0	0	0
Investment - Reserve 2018 (6003)	0	532,575	0	0	0	0	0	532,575
Investment - Construction 2018 (6005)	0	0	0	23	0	0	0	23
Investment - Amenity 2018 (6006)	0	0	0	1	0	0	0	1
Investment - Cost of Issuance 2018 (6007)	0	0	0	0	0	0	0	0
Investment - Revenue 2021 (2000)	0	0	19,972	0	0	0	0	19,972
Investment - Reserve 2021 (2003)	0	0	48,847	0	0	0	0	48,847
Investment - Construction 2021 (2005)	0	0	0	0	2	0	0	2
Investment - Cost of Issuance 2021 (2006)	0	0	0	0	0	0	0	0
Accounts Receivable - Other	5,000	0	0	0	0	0	0	5,000
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0	0
Due From Capital Project	0	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0
Prepaid D & O Insurance	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	2,074	0	0	0	0	0	0	2,074
Deposits	75	0	0	0	0	0	0	75
Construction Work in Progress	0	0	0	0	0	15,679,215	0	15,679,215
Amount Avail-Debt Service	0	0	0	0	0	0	1,123,917	1,123,917
Amount To Be Provided-Debt Service	0	0	0	0	0	0	16,531,083	16,531,083
Other	0	0	0	0	0	0	0	0
Total Assets	175,128	949,869	68,818	24	2	15,679,215	17,655,000	34,528,057
Liabilities								
Accounts Payable	3,986	0	0	0	0	0	0	3,986
Accounts Payable-Other	0	0	0	0	0	0	0	0
Retainage Payable	0	0	0	0	0	0	0	0
Due To General Fund	0	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0	0
Deferred Revenue	50	0	0	0	0	0	0	50
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Deposits	800	0	0	0	0	0	0	800
Due To Developer	0	0	0	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0	0	0	0
Revenue Bonds Payable - Series 2018	0	0	0	0	0	0	15,910,000	15,910,000
Revenue Bonds Payable - Series 2021	0	0	0	0	0	0	1,745,000	1,745,000

Ventana CDD

Balance Sheet

As of 9/30/2021

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Debt Service Fund - Series 2021	Capital Projects Fund - Series 2018	Capital Projects Fund - Series 2021	General Fixed Assets	General Long-Term Debt	Total
Total Liabilities	<u><u>4,836</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>17,655,000</u></u>	<u><u>17,659,836</u></u>
Fund Equity & Other Credits								
Retained Earnings-All Other Reserves	0	1,065,386	0	377,428	0	0	0	1,442,814
Fund Balance-Unreserved	60,943	0	0	0	0	0	0	60,943
Investment in General Fixed Assets	0	0	0	0	0	15,679,215	0	15,679,215
Other	<u>109,350</u>	<u>(115,517)</u>	<u>68,818</u>	<u>(377,404)</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>(314,750)</u>
Total Fund Equity & Other Credits	<u>170,293</u>	<u>949,869</u>	<u>68,818</u>	<u>24</u>	<u>2</u>	<u>15,679,215</u>	<u>0</u>	<u>16,868,221</u>
Total Liabilities & Fund Equity	<u><u>175,128</u></u>	<u><u>949,869</u></u>	<u><u>68,818</u></u>	<u><u>24</u></u>	<u><u>2</u></u>	<u><u>15,679,215</u></u>	<u><u>17,655,000</u></u>	<u><u>34,528,057</u></u>

Ventana CDD

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 9/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts-Tax Roll	452,455	453,435	980	0 %
O&M Assmts-Off Roll	0	35,967	35,967	0 %
Interest Earnings				
Interest Earnings	0	1,430	1,430	0 %
Contributions & Donations From Private Sources				
Developer Contributions	39,461	0	(39,461)	(100)%
HOA Contributions	0	100,000	100,000	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	275	275	0 %
Clubhouse Rental	0	1,950	1,950	0 %
Total Revenues	491,916	593,056	101,140	21 %
Expenditures				
Legislative				
Supervisor Fees	4,000	1,200	2,800	70 %
Financial & Administrative				
District Manager	45,000	50,850	(5,850)	(13)%
District Engineer	3,000	1,359	1,641	55 %
Disclosure Report	8,400	4,200	4,200	50 %
Trustee Fees	8,000	4,148	3,852	48 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	6,500	5,000	1,500	23 %
Postage, Phone, Faxes, Copies	500	4,443	(3,943)	(789)%
Public Officials Insurance	2,475	2,363	112	5 %
Legal Advertising	2,200	4,967	(2,767)	(126)%
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	175	450	(275)	(157)%
Office Supplies	0	105	(105)	0 %
Email Hosting Vendor	600	0	600	100 %
Website Maintenance	1,500	1,500	0	0 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	7,000	5,723	1,277	18 %
Electric Utility Services				
Electric Utility Services	100,000	108,225	(8,225)	(8)%
Garbage/Solid Waste Control Services				
Garbage Collection	5,700	1,717	3,983	70 %
Water-Sewer Combination Services				
Water Utility Services	10,000	4,751	5,249	52 %
Other Physical Environment				
Onsite Staffing	20,000	10,000	10,000	51 %
Property & Casualty Insurance	12,000	19,323	(7,323)	(61)%
Aquatic Management Contract	9,912	11,437	(1,525)	(15)%
Entry & Walls Maintenance	1,500	6,351	(4,851)	(323)%
Landscape Maintenance-Contract	171,104	93,505	77,599	45 %
Mulch/Tree Trimming	23,000	28,688	(5,688)	(25)%
Waterway Improvement & Repairs	1,000	35,754	(34,754)	(3,475)%
Plant Replacement & Annuals	10,000	3,420	6,580	66 %
Irrigation Maintenance	5,000	1,001	3,999	80 %
Pool Maintenance - Contract	14,400	15,473	(1,073)	(7)%
Pool Repairs	1,000	417	583	58 %

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 9/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Amenity Center Facility Maintenance	5,000	49,248	(44,248)	(885)%
Amenity Center Cleaning & Supplies	5,500	6,586	(1,086)	(20)%
Amenity Center Pest Control	1,200	0	1,200	100 %
Total Expenditures	491,916	483,706	8,210	2 %
Excess of Revenues Over (Under) Expenditures	0	109,350	109,350	0 %
Fund Balance, Beginning of Period	0	60,943	60,943	0 %
Fund Balance, End of Period	0	170,293	170,293	0 %

Ventana CDD
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018
From 10/1/2020 Through 9/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts-Tax Roll	1,061,856	1,067,470	5,614	1 %
DS Assmts-Off Roll	0	86,587	86,587	0 %
DS Assmts-Developer	0	63,804	63,804	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>66</u>	<u>66</u>	<u>0 %</u>
Total Revenues	<u>1,061,856</u>	<u>1,217,927</u>	<u>156,071</u>	<u>15 %</u>
Expenditures				
Debt Service Payments				
Interest	796,856	802,156	(5,300)	(1)%
Principal	265,000	265,000	0	0 %
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>266,288</u>	<u>(266,288)</u>	<u>0 %</u>
Total Expenditures	<u>1,061,856</u>	<u>1,333,444</u>	<u>(271,588)</u>	<u>(26)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(115,517)</u>	<u>(115,517)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,065,386	1,065,386	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>949,869</u></u>	<u><u>949,869</u></u>	<u><u>0 %</u></u>

Ventana CDD
Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2021
From 10/1/2020 Through 9/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts-Off Roll	0	19,971	19,971	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>19,972</u>	<u>19,972</u>	<u>0 %</u>
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	<u>0</u>	<u>48,847</u>	<u>48,847</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>48,847</u>	<u>48,847</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>68,818</u>	<u>68,818</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>68,818</u></u>	<u><u>68,818</u></u>	<u><u>0 %</u></u>

Ventana CDD
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018
From 10/1/2020 Through 9/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	8	8	0 %
Total Revenues	0	8	8	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	643,700	(643,700)	0 %
Total Expenditures	0	643,700	(643,700)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	266,288	266,288	0 %
Total Other Financing Sources	0	266,288	266,288	0 %
Excess of Revenues Over (Under) Expenditures	0	(377,404)	(377,404)	0 %
Fund Balance, Beginning of Period	0	377,428	377,428	0 %
Fund Balance, End of Period	0	24	24	0 %

Ventana CDD
Statement of Revenues & Expenditures

301 - Capital Projects Fund - Series 2021
From 10/1/2020 Through 9/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2	2	0 %
Total Revenues	0	2	2	0 %
Expenditures				
Financial & Administrative				
District Manager	0	33,000	(33,000)	0 %
District Engineer	0	6,000	(6,000)	0 %
Trustee Fees	0	5,725	(5,725)	0 %
Original Issue Discount(Premium)	0	(44,052)	44,052	0 %
Miscellaneous Fees	0	1,750	(1,750)	0 %
Legal Counsel				
District Counsel	0	35,640	(35,640)	0 %
Underwriters Discount	0	34,900	(34,900)	0 %
Bond Counsel	0	77,540	(77,540)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	1,545,650	(1,545,650)	0 %
Total Expenditures	0	1,696,153	(1,696,153)	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	1,696,153	1,696,153	0 %
Total Other Financing Sources	0	1,696,153	1,696,153	0 %
Excess of Revenues Over (Under) Expenditures	0	2	2	0 %
Fund Balance, End of Period	0	2	2	0 %

Ventana CDD
Statement of Revenues & Expenditures

900 - General Fixed Assets
From 10/1/2020 Through 9/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	<hr/>	<hr/>	<hr/>	<hr/>
Fund Balance, Beginning of Period	0	15,679,215	15,679,215	0 %
Fund Balance, End of Period	<u>0</u>	<u>15,679,215</u>	<u>13,489,865</u>	<u>0 %</u>

Ventana CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account (Suntrust)

Reconciliation ID: 9/30/2021

Reconciliation Date: 9/30/2021

Status: Locked

Bank Balance	167,979.25
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	167,979.25
Balance Per Books	<u>167,979.25</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Ventana CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)

Reconciliation ID: 9/30/2021

Reconciliation Date: 9/30/2021

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1388	8/9/2021	System Generated Check/Voucher	175.00	Neptune Services
1394	8/19/2021	System Generated Check/Voucher	40.00	Affordable Backflow Test
1398	8/19/2021	System Generated Check/Voucher	36.54	Meritus Districts
1399	8/19/2021	System Generated Check/Voucher	910.00	Neptune Services
1406	8/26/2021	System Generated Check/Voucher	306.56	Water Resource Services
1407	8/26/2021	System Generated Check/Voucher	137.96	Republic Services #696
1408	8/26/2021	System Generated Check/Voucher	733.75	Stantec
1409	9/2/2021	System Generated Check/Voucher	5,557.57	Meritus Districts
1410	9/2/2021	System Generated Check/Voucher	200.00	Ramesh Maity
1411	9/2/2021	System Generated Check/Voucher	1,400.00	Ramps Plus
1412	9/2/2021	System Generated Check/Voucher	707.00	Straley Robin Vericker
1413	9/9/2021	System Generated Check/Voucher	125.00	Action Security, Inc.
1414	9/9/2021	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1415	9/9/2021	System Generated Check/Voucher	5,744.75	MHD Communications
1416	9/9/2021	System Generated Check/Voucher	566.55	Optimal Outsource
1417	9/9/2021	System Generated Check/Voucher	2,299.00	Spearem Enterprises, LLC
1418	9/9/2021	System Generated Check/Voucher	7,560.00	Cornestone Solution Group
1419	9/16/2021	System Generated Check/Voucher	570.00	Action Security, Inc.
1420	9/16/2021	System Generated Check/Voucher	137.96	Bright House Networks
1421	9/16/2021	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1422	9/16/2021	System Generated Check/Voucher	104.96	Kaeser & Blair Inc.
1423	9/16/2021	System Generated Check/Voucher	10,118.53	Tampa Electric
1424	9/23/2021	System Generated Check/Voucher	125.00	Spearem Enterprises, LLC
1425	9/23/2021	System Generated Check/Voucher	1,090.00	Zebra Cleaning Team, Inc.
Cleared Checks/Vouchers			40,298.13	

Ventana CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)

Reconciliation ID: 9/30/2021

Reconciliation Date: 9/30/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
2219092975	9/12/2021	Clubhouse Rental 09/12/2021	25.00	
CR141	9/14/2021	Clubhouse Rental 09/14/2021	50.00	
CR152	9/16/2021	Club house Rental	1,200.00	
CR151	9/21/2021	Capital Improvement Fund	100,000.00	
109	9/22/2021	VEN Clubhouse Rental 09.22.21	75.00	
110	9/22/2021	VEN Clubhouse Deposit 09.22.21	200.00	
2217180321	9/22/2021	Pool Card 9/22/2021	25.00	
1224	9/25/2021	VEN Pool Key 09.25.21	25.00	
Cleared Deposits			101,600.00	