

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
DECEMBER 02, 2021**

VENTANA
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, DECEMBER 02, 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 Supervisor Supervisor Supervisor Supervisor	Jeffery Hills Kelly Evans Nicholas Dister Ryan Motko 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, December 02, 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. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting November 04, 2021.....Tab 02
 - B. Consideration of Operation and Maintenance Expenditures October 2021Tab 03
 - C. Review of Financial Statements Month Ending October 31, 2021.....Tab 04
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager.....Tab 05
- 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

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

November 4, 2021 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors of the Ventana Community Development District was held on **Thursday, November 4, 2021 at 2:00 p.m.** at Meritus, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Regular Meeting of the Board of Supervisors of the Ventana Community Development District to order on **Thursday, November 4, 2021 at 2:00 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

Staff Members Present:

Brian Lamb	District Manager, Meritus
Brian Howell	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker
Vanessa Steinerts	District Counsel, Straley Robin Vericker

There were two resident audience member in attendance.

Mr. Lamb noted that Ryan Motko was appointed at the last meeting. Ms. Steinerts said they would need a motion to ratify the appointment.

MOTION TO:	Ratify the appointment of Ryan Motko to the Board and all Board actions that took place at the last meeting.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

A resident commented on the Cornerstone invoices and landscaping.

3. BUSINESS ITEMS

A. Discussion on Landscaping True-Up Letter – Cornerstone

Mr. Lamb went over that Cornerstone is asking for back-billing for invoices involving a contract amendment that the District was not notified about. He recommended to authorize staff to work with a Board member to meet with Cornerstone to understand the basis of the invoices and find an amount to settle on not to exceed the amount proposed and have staff to move forward with an RFP for landscaping.

MOTION TO:	Appoint Kelly Evans to work with Meritus and Cornerstone.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

Supervisor Evans asked for Mr. Vericker to explain the landscape payment dispute from a legal standpoint. Mr. Vericker answered. Supervisor Evans also requested to have the District Engineer to do a map of the areas.

B. Discussion on Board of Supervisor Compensation

Mr. Lamb asked the Board if they would like to receive supervisor compensation. Supervisor Evans, Supervisor Motko, and Supervisor Dister all said yes, they would like to receive the supervisor compensation for meetings.

C. General Matters of the District

There were no general matters to discuss at this time.

4. CONSENT AGENDA ITEMS

- A. Consideration of Minutes of the Public Hearing & Regular Meeting August 5, 2021**
- B. Consideration of Operations and Maintenance Expenditures July 2021**
- C. Consideration of Operations and Maintenance Expenditures August 2021**
- D. Consideration of Operations and Maintenance Expenditures September 2021**
- E. Review of Financial Statements for Month Ending September 30, 2021**

The Board reviewed the Consent Agenda items.

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

5. VENDOR AND STAFF REPORTS

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There were no additional reports from staff.

6. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

A resident commented about road damage from construction, the water that is used in the CDD sprinklers and if it is reclaimed (it is well water), midge flies, getting a one-way sign in the clubhouse parking lot, that the gate from the pool to the playground needs to be repaired, and the location of sprinklers that may need to be adjusted.

7. SUPERVISOR REQUESTS

There were no supervisor requests.

8. ADJOURNMENT

MOTION TO: Adjourn.
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

Printed Name

Title:

☐ **Chair**

☐ **Vice Chair**

Signature

Printed Name

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	64175	\$ 826.00		Waterway Services 10/21/2021
Meritus Districts	11078	6,225.14		Management Services - November
Zebra Cleaning Team Inc.	4630	1,090.00		Pool Cleaning Services - October
Monthly Contract Sub-Total		\$ 8,141.14		

Variable Contract				
DEO	85396	\$ 175.00		FY22 Special District Fee - 10/01/21
Variable Contract Sub-Total		\$ 175.00		

Utilities				
BOCC	6511068430 101821	\$ 222.97		Water Services Thru 10/8/2021
Spectrum	091950502100221	137.96		Internet Services - Thru 10/31/2021
Tampa Electric	221007554076 100621	-16.02		Electric Services Thru 9/30/2021
Tampa Electric	221007754494 100621	26.33		Electric Services Thru 9/30/2021
Tampa Electric	221007762638 100621	2,800.26		Electric Services Thru 9/30/2021
Tampa Electric	221007764683 100621	1,021.73		Electric Services Thru 9/30/2021
Tampa Electric	221007860432 100621	449.65		Electric Services Thru 9/30/2021
Tampa Electric	221007884853 100621	224.41		Electric Services Thru 9/30/2021
Tampa Electric	221007934898 100621	811.67		Electric Services Thru 9/30/2021
Tampa Electric	221008001598 100621	1,191.47		Electric Services Thru 9/30/2021
Tampa Electric	221008025530 100621	1,369.35		Electric Services Thru 9/30/2021
Tampa Electric	221008040141 100621	1,702.87	\$ 9,581.72	Electric Services Thru 9/30/2021
Utilities Sub-Total		\$ 9,942.65		

Regular Services				
Action Security Inc.	18877	\$ 125.00		Rapid Response Service 10/1/2021

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
ADA Site Compliance	1928	1,500.00		Technological Auditing Compliance - 9/28/2021
Code Enforcement	101521	200.00		Violation - 10/15/2021
Meritus Districts	11004	335.58		Reimbursement For Halloween Supplies - 9/22/2021
Neptune Multi Services LLC	5374	975.00		Trash Pickup - 10/24/2021
Ramps Plus	2225	300.00		Installation of Pool Lift - 8/31/2021
Republic Services	0696 000981941	470.38		Waste and Trash Pickup - 10/17/2021
Spearem Enterprises	4985	724.00		Cleaning Services Thru 9/27/2021
Spearem Enterprises	4987	255.00		Cleaning Services Thru 9/27/2021
Spearem Enterprises	4999	455.00	\$ 1,434.00	Material And Labor - 10/01/2021
Straley Robin Vericker	20458	296.05		Professional Services Thru 10/15/2021
Tampa Bay Times	99212 092921	505.50		Meeting Schedule, Affidavit Material - 9/29/2021
Regular Services Sub-Total		\$ 6,141.51		

Additional Services				
Anamaria abreu	AA100721	\$ 200.00		Refund of Clubhouse Deposit - 10/7/2021
Code Enforcement	WR2102493	100.00		Violation - 9/27/2021
James Garcia	JG100621	200.00		Refund of Clubhouse Deposit - 10/6/2021
Mercy Myrthil	MM102021	200.00		Refund of Clubhouse Deposit - 10/20/2021
Milagros Moreno	MM 101921	200.00		Refund of Rental Deposit - 10/19/2021
Tree Farm 2, Inc	10 126987	4,313.98		Palm Replacement - 9/30/2021
Additional Services Sub-Total		\$ 5,213.98		

TOTAL:		\$ 29,614.28		
---------------	--	---------------------	--	--

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

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Date	Invoice #
10/21/2021	64175

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	11/20/2021

Description	Amount
Monthly waterway service for 9 ponds associated with Ventana CDD <i>BU</i> <i>450 5350</i>	826.00

Thank you for your business.

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



Job Name:

Customer: FCA - VENTANA CDD

Date: 10/18/2021

Time: 12:28 PM

Customer Signature:

CLARITY

☐ < 1'
☒ 1-2'
☐ 2-4'
☐ > 4'

☒ None
☐ Slight
☐ Visible

☒ ATV
☐ Airboat
☐ Backpack

☐ Boat

☐ Truck

☐ Carp observed

☐ Barrier Inspected

☐ High
☒ Normal
☐ Low

☒ Clear
☐ Cloudy
☒ Windy
☐ Rainy

☐ Alligator
☐ Anhinga
☐ Bass
☐ Bream

- ☐ Catfish
- ☐ Coots
- ☐ Cormorant
- ☐ Egrets

☐ Gallinules
☐ Gambusia
☒ Herons
☒ Ibis

☐ Osprey
☐ Otter
☐ Snakes
☒ Turtles

☐ Woodstork
☒ Ducks

☐ Arrowhead
☒ Bacopa
☐ Blue Flag Iris

- ☐ Bulrush
- ☐ Chara
- ☐ Cordgrass

☐ Golden Canna
☒ Gulf Spikerush
☐ Lily

☐ Naiad
☐ Pickerelweed
☒ Soft Rush

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

INVOICE NO.: 11078

DATE: 11/01/2021

DUE DATE: 11/01/2021

BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services November		3,750.00
	Website Administration		125.00
	Personnel Services - On-Site Staff		2,333.33
	Postage September		9.01
52	Copies BW September	0.15	7.80
SUBTOTAL			6,225.14
NEW CHARGES			
TOTAL			6,225.14



Thanks For Your Business!

INVOICE

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

DATE: OCTOBER 11, 2021
INVOICE #4630

EXPIRATION DATE

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

BN 4/6/8 5340

TECHNICIAN	JOB SITE		INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood					

QTY	ITEM #	DESCRIPTION	UNIT PRICE		LINE TOTAL
		October pool cleaning			\$950.00
				SUBTOTAL	
				SALES TAX	
				TOTAL	\$1090.00

Comments:

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2021/2022 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 85396			Date Invoiced: 10/01/2021
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2021: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

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



Ventana Community Development District

Mr. Brian K. Lamb

Meritus

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

- | | |
|---------------------------------------|-------------------------------|
| 2. Telephone: | (813) 397-5120 |
| 3. Fax: | (813) 873-7070 |
| 4. Email: | Brian.Lamb@merituscorp.com |
| 5. Status: | Independent |
| 6. Governing Body: | Elected |
| 7. Website Address: | www.ventanacdd.com |
| 8. County(ies): | Hillsborough |
| 9. Function(s): | Community Development |
| 10. Boundary Map on File: | 10/09/2017 |
| 11. Creation Document on File: | 10/09/2017 |
| 12. Date Established: | 04/12/2016 |
| 13. Creation Method: | Local Ordinance |
| 14. Local Governing Authority: | Hillsborough County |
| 15. Creation Document(s): | County Ordinance 16-6 |
| 16. Statutory Authority: | Chapter 190, Florida Statutes |
| 17. Authority to Issue Bonds: | Yes |
| 18. Revenue Source(s): | Assessments |
| 19. Most Recent Update: | 10/06/2020 |

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature:  Date 10/5/2021

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

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

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. _____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. _____ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. _____ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2019/2020 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
VENTANA CDD	6511068430	10/18/2021	11/08/2021

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	09/09/2021	5724	10/08/2021	5893	16900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.69
Purchase Water Pass-Thru	\$51.04
Water Base Charge	\$16.30
Water Usage Charge	\$25.66
Sewer Base Charge	\$39.43
Sewer Usage Charge	\$85.85
Total Service Address Charges	\$222.97

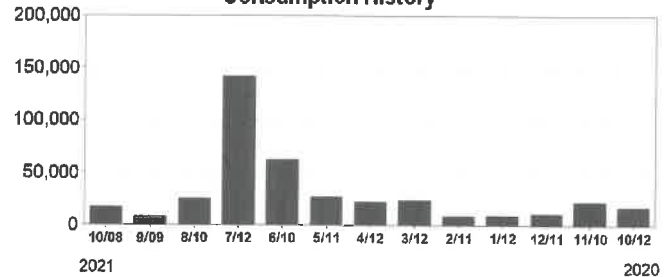
Summary of Account Charges

Previous Balance	\$127.17
Net Payments - Thank You	\$-127.17
Total Account Charges	\$222.97
AMOUNT DUE	\$222.97

Important Message

High water bill? Could be an inefficient irrigation system. See if you qualify for a free evaluation: UF/IFAS Extension Hillsborough, 744-5519 X 54142.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6511068430

Received
OCT 25 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

4,942 8

DUE DATE	11/08/2021
AMOUNT DUE	\$222.97
AMOUNT PAID	

October 2, 2021
 Invoice Number: 091950502100221
 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 10/01/21 through 10/31/21 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 10/18/21	\$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 10022021 NNNNNY 01 000609 0002

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



October 2, 2021

VENTANA CDD

Invoice Number: 091950502100221
 Account Number: 0050919505-02
 Service At: 11101 VENTANA GROVES BLVD
 RIVERVIEW, FL 33578-9426

Total Due by 10/18/21	\$137.96
Amount you are enclosing	\$

Please Remit Payment To:

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



Statement Date: 10/06/2021
Account: 221007554076

VENTANA COMMUNITY DEVELOPMENT DISTRICT
10370 SYMMES RD
RIVERVIEW, FL 33578

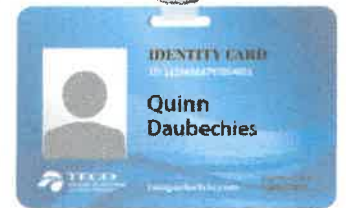
Current month's charges:	\$160.92
Total amount due:	-\$16.02
CREDIT -	DO NOT PAY

Your Account Summary

Previous Amount Due	\$91.67
Payment(s) Received Since Last Statement	-\$91.67
Miscellaneous Credits	-\$176.94
Credit balance after payments and credits	-\$176.94
Current Month's Charges	\$160.92
Total Amount Due	-\$16.02

Safety tip: ask for identification

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



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

Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

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:	\$160.92
Total amount due:	-\$16.02
CREDIT -	DO NOT PAY

Amount Enclosed \$

650149046479

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

Received
OCT 13 2021

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221007554076
 Statement Date: 10/06/2021
 Current month's charges due DO NOT PAY



Details of Charges – Service from 09/01/2021 to 09/30/2021

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	09/30/2021	16,644		15,332		1,312 kWh	1	30 Days

Basic Service Charge		\$18.06
Energy Charge	1,312 kWh @ \$0.06076/kWh	\$79.72
Fuel Charge	1,312 kWh @ \$0.04255/kWh	\$55.83
Storm Protection Charge	1,312 kWh @ \$0.00251/kWh	\$3.29
Florida Gross Receipt Tax		\$4.02

Electric Service Cost

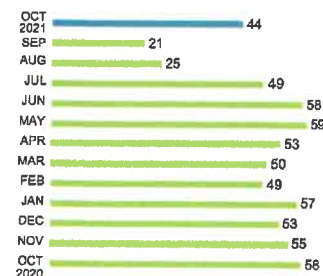
\$160.92

Total Current Month's Charges

\$160.92

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Miscellaneous Credits

Deposit Refund	-\$174.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-\$2.94

Total Current Month's Credits

-\$176.94

Important Messages

Deposit Credit Applied

During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.

Change in Deposit Interest

This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

Statement Date: 10/06/2021

Account: 221007754494

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



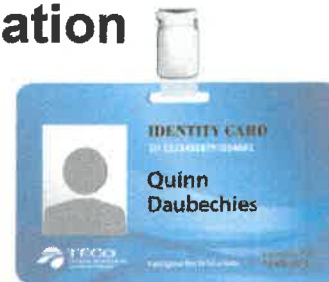
Current month's charges:	\$26.33
Total amount due:	\$26.33
Payment Due By:	10/27/2021

Your Account Summary

Previous Amount Due	\$26.45
Payment(s) Received Since Last Statement	-\$26.45
Current Month's Charges	\$26.33
Total Amount Due	\$26.33

Safety tip: ask for identification

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



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tampaelectric.com/bizsave

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:	\$26.33
Total amount due:	\$26.33
Payment Due By:	10/27/2021

Amount Enclosed \$ 668667480102

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
OCT 13 2021

Account: 221007754494
Statement Date: 10/06/2021
Current month's charges due 10/27/2021



Details of Charges – Service from 09/01/2021 to 09/30/2021

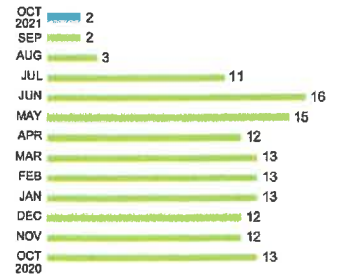
Service for: 11114 FERN HILL DR, GATE, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605350	09/30/2021	3,655		3,583		72 kWh	1	30 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Basic Service Charge		\$18.06
Energy Charge	72 kWh @ \$0.06076/kWh	\$4.37
Fuel Charge	72 kWh @ \$0.04255/kWh	\$3.06
Storm Protection Charge	72 kWh @ \$0.00251/kWh	\$0.18
Florida Gross Receipt Tax		\$0.66
Electric Service Cost		\$26.33

Total Current Month's Charges

\$26.33

Important Messages

Adjust for Winter Pricing

Energy Planner winter pricing rates will become effective Nov. 1 and continue through Apr. 30. During winter months, the "High Level" will become active from 6 a.m. to 10 a.m. on weekdays. To maximize savings during the winter months, we recommend that you program your web portal to control your appliances based on the winter rates. Visit tampaelectric.com/energyplanner to learn more about Energy Planner and to view the current rates and the winter schedule.

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at tampaelectricblog.com/stay-alert to learn more about this latest scam.

Statement Date: 10/06/2021

Account: 221007762638

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

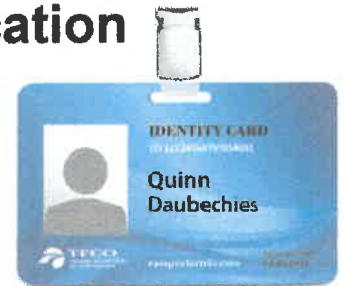
Current month's charges:	\$2,800.26
Total amount due:	\$2,800.26
Payment Due By:	10/27/2021

Your Account Summary

Previous Amount Due	\$2,800.26
Payment(s) Received Since Last Statement	-\$2,800.26
Current Month's Charges	\$2,800.26
Total Amount Due	\$2,800.26

Safety tip: ask for identification

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It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

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

Current month's charges:	\$2,800.26
Total amount due:	\$2,800.26
Payment Due By:	10/27/2021
Amount Enclosed	\$

639037954038

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

Received
OCT 13 2021

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221007762638
 Statement Date: 10/06/2021
 Current month's charges due 10/27/2021



Details of Charges – Service from 09/01/2021 to 09/30/2021

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 @ \$0.02734/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

00000025-0000548-Page 5 of 44

Important Messages

Adjust for Winter Pricing

Energy Planner winter pricing rates will become effective Nov. 1 and continue through Apr. 30. During winter months, the "High Level" will become active from 6 a.m. to 10 a.m. on weekdays. To maximize savings during the winter months, we recommend that you program your web portal to control your appliances based on the winter rates. Visit tampaelectric.com/energyplanner to learn more about Energy Planner and to view the current rates and the winter schedule.

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ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 10/06/2021
Account: 221007764683

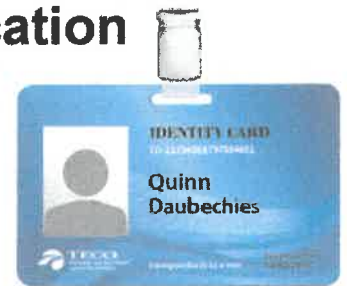
Current month's charges:	\$1,021.73
Total amount due:	\$1,021.73
Payment Due By:	10/27/2021

Your Account Summary

Previous Amount Due	\$1,021.73
Payment(s) Received Since Last Statement	-\$1,021.73
Current Month's Charges	\$1,021.73
Total Amount Due	\$1,021.73

Safety tip: ask for identification

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It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

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:	10/27/2021

Amount Enclosed

\$

639037954039

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

Received
OCT 13 2021

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6390379540392210077646830000001021734

Account: 221007764683
Statement Date: 10/06/2021
Current month's charges due 10/27/2021



Details of Charges – Service from 09/01/2021 to 09/30/2021

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 @ \$0.02734/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

00000029-0000650- Page 9 of 44

Important Messages

Adjust for Winter Pricing

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Statement Date: 10/06/2021

Account: 221007860432

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

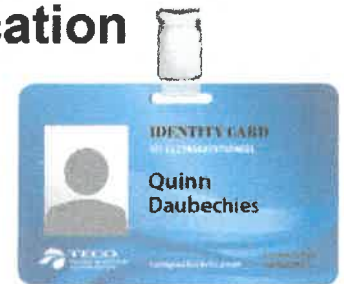
Current month's charges:	\$449.65
Total amount due:	\$449.65
Payment Due By:	10/27/2021

Your Account Summary

Previous Amount Due	\$449.65
Payment(s) Received Since Last Statement	-\$449.65
Current Month's Charges	\$449.65
Total Amount Due	\$449.65

Safety tip: ask for identification

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



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

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tampaelectric.com/bizsave

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:	10/27/2021

Amount Enclosed

\$

639037954040

Received

OCT 13 2021

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: 10/06/2021
Current month's charges due 10/27/2021



Details of Charges – Service from 09/01/2021 to 09/30/2021

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 @ \$0.02734/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

00000029-0000632-Page 13 of 44

Important Messages

Adjust for Winter Pricing

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Statement Date: 10/06/2021

Account: 221007884853

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

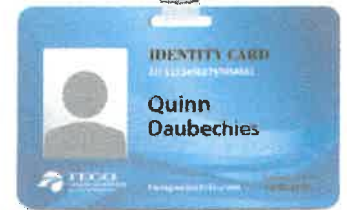
Current month's charges:	\$224.41
Total amount due:	\$224.41
Payment Due By:	10/27/2021

Your Account Summary

Previous Amount Due	\$125.75
Payment(s) Received Since Last Statement	-\$125.75
Current Month's Charges	\$224.41
Total Amount Due	\$224.41

Safety tip: ask for identification

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tampaelectric.com/bizsave

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See reverse side for more information

Account: 221007884853

Current month's charges:	\$224.41
Total amount due:	\$224.41
Payment Due By:	10/27/2021

Amount Enclosed

\$

639037954041

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

Received

OCT 13 2021

 MAIL PAYMENT TO:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Account: 221007884853
Statement Date: 10/06/2021
Current month's charges due 10/27/2021



Details of Charges – Service from 09/01/2021 to 09/30/2021

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	09/30/2021	31,246		29,349		1,897 kWh	1	30 Days

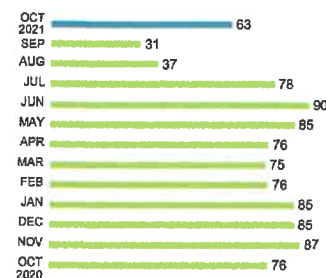
Basic Service Charge		\$18.06
Energy Charge	1,897 kWh @ \$0.06076/kWh	\$115.26
Fuel Charge	1,897 kWh @ \$0.04255/kWh	\$80.72
Storm Protection Charge	1,897 kWh @ \$0.00251/kWh	\$4.76
Florida Gross Receipt Tax		\$5.61

Electric Service Cost
\$224.41

Total Current Month's Charges

\$224.41

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)


Important Messages

Adjust for Winter Pricing

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Statement Date: 10/06/2021

Account: 221007934898

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

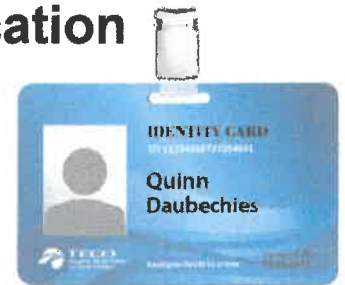
Current month's charges:	\$811.67
Total amount due:	\$811.67
Payment Due By:	10/27/2021

Your Account Summary

Previous Amount Due	\$1,339.33
Payment(s) Received Since Last Statement	-\$1,339.33
Current Month's Charges	\$811.67
Total Amount Due	\$811.67

Safety tip: ask for identification

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tampaelectric.com/bizsave

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

Current month's charges:	\$811.67
Total amount due:	\$811.67
Payment Due By:	10/27/2021

Amount Enclosed \$

639037954042

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

Received
OCT 13 2021

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221007934898
Statement Date: 10/06/2021
Current month's charges due 10/27/2021



Details of Charges – Service from 09/01/2021 to 09/30/2021

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

Rate Schedule: General Service Demand - Standard

Meter Location: CLUB HOUSE

00000029-0000656-Page 21 of 44

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813331	09/30/2021	68,435		59,942		8,493 kWh	1	30 Days
1000813331	09/30/2021	18.71		0		18.71 kW	1	30 Days

Basic Service Charge		\$30.10
Demand Charge	19 kW @ \$10.92000/kW	\$207.48
Energy Charge	8,493 kWh @ \$0.01589/kWh	\$134.95
Fuel Charge	8,493 kWh @ \$0.04255/kWh	\$361.38
Capacity Charge	19 kW @ \$0.52000/kW	\$9.88
Storm Protection Charge	19 kW @ \$0.72000/kW	\$13.68
Energy Conservation Charge	19 kW @ \$0.60000/kW	\$11.40
Environmental Cost Recovery	8,493 kWh @ \$0.00265/kWh	\$22.51
Florida Gross Receipt Tax		\$20.29

Electric Service Cost

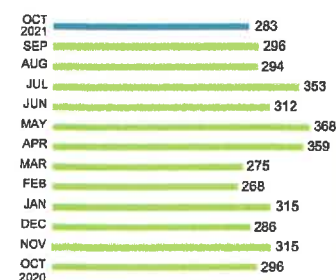
\$811.67

Total Current Month's Charges

\$811.67

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Important Messages

Adjust for Winter Pricing

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Statement Date: 10/06/2021

Account: 221008001598

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



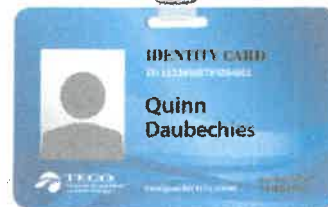
Current month's charges:	\$1,191.47
Total amount due:	\$1,191.47
Payment Due By:	10/27/2021

Your Account Summary

Previous Amount Due	\$1,191.47
Payment(s) Received Since Last Statement	-\$1,191.47
Current Month's Charges	\$1,191.47
Total Amount Due	\$1,191.47

Safety tip: ask for identification

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tampaelectric.com/bizsave

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See reverse side for more information

Account: 221008001598

Current month's charges:	\$1,191.47
Total amount due:	\$1,191.47
Payment Due By:	10/27/2021

Amount Enclosed \$ 624223167300

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

Received
OCT 13 2021

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221008001598
Statement Date: 10/06/2021
Current month's charges due 10/27/2021



Details of Charges – Service from 09/01/2021 to 09/30/2021

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 @ \$0.02734/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

Important Messages

Adjust for Winter Pricing

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Statement Date: 10/06/2021

Account: 221008025530

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



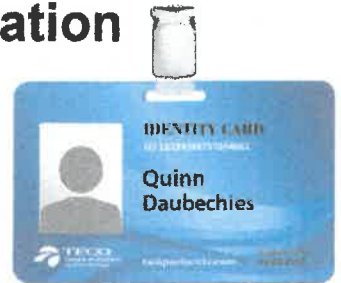
Current month's charges:	\$1,369.35
Total amount due:	\$1,369.35
Payment Due By:	10/27/2021

Your Account Summary

Previous Amount Due	\$1,369.35
Payment(s) Received Since Last Statement	-\$1,369.35
Current Month's Charges	\$1,369.35
Total Amount Due	\$1,369.35

Safety tip: ask for identification

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tampaelectric.com/bizsave

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008025530

Current month's charges:	\$1,369.35
Total amount due:	\$1,369.35
Payment Due By:	10/27/2021
Amount Enclosed	\$

624223167301

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

Received
OCT 13 2021

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221008025530
Statement Date: 10/06/2021
Current month's charges due 10/27/2021



Details of Charges – Service from 09/01/2021 to 09/30/2021

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 @ \$0.02734/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

Important Messages

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Statement Date: 10/06/2021

Account: 221008040141

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

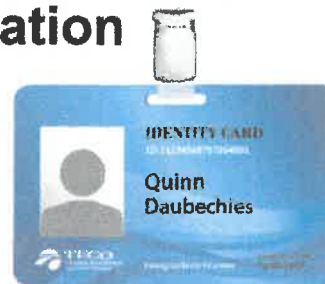

Current month's charges:	\$1,702.87
Total amount due:	\$1,702.87
Payment Due By:	10/27/2021

Your Account Summary

Previous Amount Due	\$1,702.87
Payment(s) Received Since Last Statement	-\$1,702.87
Current Month's Charges	\$1,702.87
Total Amount Due	\$1,702.87

Safety tip: ask for identification

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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:	10/27/2021

Amount Enclosed \$ 624223167302

 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
 OCT 13 2021

Account: 221008040141
Statement Date: 10/06/2021
Current month's charges due 10/27/2021



Details of Charges – Service from 09/01/2021 to 09/30/2021

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 @ \$0.02734/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

Important Messages

Adjust for Winter Pricing

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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
18877	10/01/2021	\$125.00	10/01/2021	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 signatures and initials:
 BS 10/6/19
 J3

ADA Site Compliance
 6400 Boynton Beach Blvd 742721
 Boynton Beach, FL 33474
 accounting@adasitecompliance.com



Invoice

BILL TO

Ventana CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1928	09/28/2021	\$1,500.00	10/12/2021	14	

DESCRIPTION	QTY	RATE	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1	1,500.00	1,500.00

BALANCE DUE

\$1,500.00

NSH 5/10/21
 5/13/21



Hillsborough
County Florida

Post Office Box 1110
Tampa, Florida 33601

Code Enforcement Department
3629 Queen Palm Dr.
Tampa, Florida 33619-1309

Code Enforcement Department Invoice - Statement of Charges

Case Number: WR2102671
Invoice Date: 10-15-2021
Parcel Number: 077192.6622

Charge Details:

All violations are personally witnessed and photographed by the Code Enforcement Officer assigned to the case.

Description of Violation:	Violation Dated:	Time:	Penalty:
1: WATERING DURING RESTRICTED HOURS	10/08/2021	7:50 AM	\$200.00
2: WATERING ON A RESTRICTED DAY			

TOTAL AMOUNT DUE: \$200.00

Payment may be made online at www.hcflgov.net/code or by US Mail. Checks and money orders shall be made payable to the BOARD OF COUNTY COMMISSIONERS, to:

Code Enforcement Department
3629 Queen Palm Dr
Tampa, Fl. 33619

Failure to pay these fines, or file written appeal, within twenty (20) business days of receipt of this notice may result in your case being forwarded to the Hillsborough County Code Enforcement Special Magistrate where additional fines of up to \$5,000 per day may be assessed.

Your prompt attention to this matter is appreciated.



Hillsborough
County Florida

Received
OCT 20 2021

PO BOX 1110
Tampa, FL 33601

Code Enforcement Department
3629 Queen Palm Dr.
Tampa, FL 33619-1309

VENTANA CDD

2005 PAN AM CIR STE 120
TAMPA, FL33607-2529

NOTICE OF VIOLATION
WATER USE RESTRICTION
10-15-2021

The purpose of this notice is to inform you that a violation of SECTION 111-2, HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART B, PUBLIC UTILITIES, was witnessed on the date, time and at the address referenced below. This observance is described as follows:

Case Number: WR2102671
Location:
Parcel Number: 077192.6622
Violation: 1: WATERING DURING RESTRICTED HOURS
2: WATERING ON A RESTRICTED DAY
Violation Dated: 10/08/2021 - 7:50 AM
Penalty Amount: \$200.00

The enclosed invoice reflects the assessed penalty amount to be paid within twenty (20) business days. If not paid and/or an appeal is not filed within twenty (20) business days, it will constitute a separate violation of SECTION 111-2, HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART B, PUBLIC UTILITIES, and this case will be referred to the Code Enforcement Special Magistrate for a hearing where additional fines may be imposed. Payment may be made online at www.hcflgov.net/code, in person or by mail. Checks and money orders shall be made payable to BOARD OF COUNTY COMMISSIONERS and sent to:

Code Enforcement Department
3629 Queen Palm Dr.
Tampa, FL 33619-1309

TO FILE AN APPEAL:

You have twenty (20) business days from the date of written notification of a penalty assessed under Ordinance 03-07, as amended, to submit a written request for appeal. Appeals can be sent via email to WaterAppeals@HCFLGov.net, or faxed to (813) 274-6609, or mailed to the address above. Please be sure to include your case number. Please note, an appeal cannot be based on a lack of knowledge of water restrictions. For additional information regarding water use restrictions and appeals, please visit www.hcflgov.net/code.

If you have any questions, please call:

Paul Whaley, Code Enforcement Officer
(813) 486-5688

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

INVOICE NO.: 11004

DATE: 09/22/2021

DUE DATE: 09/22/2021

BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Reimbursement Halloween Supplies	117.43	117.43
1	Reimbursement Halloween Supplies	85.94	85.94
1	Reimbursement Canopy	132.21	132.21
SUBTOTAL			335.58
NEW CHARGES			
TOTAL			335.58

530⁹⁰ RS

1/6/19

Eric Davidson

From: Amazon.com <auto-confirm@amazon.com>
Sent: Wednesday, September 22, 2021 9:24 AM
To: Eric Davidson
Subject: Your Amazon.com order of "BBBuy 10 x 20 Outdoor Party..." and 8 more items.



[Your Account](#) | [Amazon.com](#)

Order submitted for approval

Order #113-7953567-6801838

Order #113-1306927-6603445

Order #113-2208650-5897859

PO# Ventana Clubhouse

CPD

Hello Eric,

Thank you for shopping with us. We'll send a confirmation once your order has been approved by your business. Your order details are indicated below. If you would like to view the status of your order or make any changes to it, please visit [Your Orders on Amazon.com](#).

Your purchase has been divided into 3 orders.

This order is placed on behalf of Meritus Corp.

Order Details

Order #113-7953567-6801838

Placed on today, September 22

Your estimated delivery date is:
Monday, September 27-
Thursday, September 30 (depending on
approval)

Your order will be sent to:
Eric
TAMPA, FL
United States

Your shipping speed:



Standard Shipping

Order Details



4 x Chocolate Box (5 LBS) Halloween Assortment of
M&M's Candy, Snickers, MilkyWay, and Many More, Bulk
Fun and Mini Size Snacks for your Christmas Stockings
Gift, Party, Buffet, or Pinata

\$24.99

Sold by 8ONE4
Condition: New

Order Total: **\$117.43**

The payment details of your transaction can be found on the order invoice.

Order #113-1306927-6603445
Placed on today, September 22

Your guaranteed delivery date is:
Monday, September 27 (depending on approval)

Your order will be sent to:
**Eric
TAMPA, FL
United States**

Your shipping speed:



FREE Shipping

Order Details



2 x Max Fun 168pcs Halloween Party Toys Assortment
for Kids Halloween Party Favors Prizes Box Toy
Assortment Classroom (Large 168pcs Party Favors)
Toy
Sold by Siauction
Condition: New

\$24.99



2 x JOYIN 144 Pack Halloween Drawstring Goody Bags,
Halloween Trick or Treat Bags Plastic Goodie Bags,
Halloween Party Favors, Halloween Party Supplies
Sold by JoyinDirect
Condition: New

\$14.99

Order Total: **\$85.94**

The payment details of your transaction can be found on the order invoice.

Order #113-2208650-5897859
Placed on today, September 22

Your estimated delivery date is:
**Monday, September 27-
Thursday, September 30 (depending on approval)**

Your order will be sent to:
**Eric
TAMPA, FL
United States**

Your shipping speed:



Standard Shipping

Order Details



BBBuy 10 x 20 Outdoor Party Wedding Tent Canopy
Camping Gazebo Storage BBQ Shelter Pavilion, 6
Removable Sidewalls (10x20)
Sold by JupiterForce
Condition: New

\$122.99

Order Total:

\$132.21

The payment details of your transaction can be found on the order invoice.

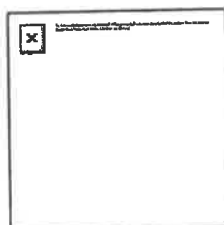
To learn more about ordering, go to [Ordering from Amazon.com](#).
If you want more information or need more assistance, go to [Help](#).

Thank you for shopping with us.
Amazon.com

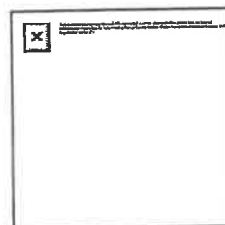
Customers Who Bought Items in Your Order Also Bought



Benefitusa 4 Pcs outdoor
Canopy Tent Weight Sandbags
\$34.47



Scotch Duct Tape, Pearl White,
1.88-Inch by 1.88-Inch
\$4.90



MOOCY Large Weight Bags for
Party Weeding Popcorn
\$24.99

The payment for your invoice is processed by Amazon Payments, Inc. P.O. Box 81226 Seattle, Washington 98108-1226. If you need more information, please contact (866) 216-1075

By placing your order, you agree to Amazon.com's Privacy Notice and Conditions of Use. Unless otherwise noted, items sold by Amazon.com are subject to sales tax in select states in accordance with the applicable laws of that state. If your order contains one or more items from a seller other than Amazon.com, it may be subject to state and local sales tax, depending upon the seller's business policies and the location of their operations. [Learn more about tax and seller information.](#)

This email was sent from a notification-only address that cannot accept incoming email. Please do not reply to this message.



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: 005374
Date: 10/24/2021
Terms: NET 0
Due Date: 10/24/2021

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

Description	Quantity	Rate	Amount
Trash Pickup Trash pick up Sep 3, 10, 17, 24, 2021	15	\$65.00	\$975.00

Bx 4507
5348

Subtotal	\$975.00
TAX 0%	\$0.00
Total	\$975.00
Paid	\$0.00

 Pay Now

 Invoice2go



VISA



Balance Due

\$975.00

Ramps Plus

6399 17th Ave N
Saint Petersburg, FL 33710 US
vince.scruci@gmail.com
rampspusflorida.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 # 2225**DATE 08/31/2021****DUE DATE 09/30/2021****TERMS Net 30**

QTY	PART NO.	DESCRIPTION	AMOUNT
08/31/2021	Installation	VGC provided SRSmith pool lift	300.00
BALANCE DUE			\$300.00

BS
4619 53500

Taking You To The Next Level...Safely



5210 W Linebaugh Ave
Tampa FL 33624-503434

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

Important Information

Your next invoice may reflect a rate adjustment. Please contact us with any questions.

Account Number 3-0696-0044293
Invoice Number 0696-000981941
Invoice Date October 17, 2021
Previous Balance \$137.96
Payments/Adjustments -\$137.96
Current Invoice Charges **\$470.38**

Total Amount Due \$470.38	Payment Due Date November 06, 2021
--	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 10/07	1429	-\$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				
Non-Scheduled Service 10/02	Ck	1.0000	\$241.50	\$241.50
Receipt Number 88172				
Pickup Service 11/01-11/30			\$93.00	\$93.00
Container Refresh 11/01-11/30		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$126.88
CURRENT INVOICE CHARGES				\$470.38

Received
OCT 26 2021

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



00005633
N210
THE CLUB AT VENTANA
MERITUS DISTRICT INVOICES RIVE
2005 PAN AM CIR
STE 300
TAMPA FL 33607-6008

Total Amount Due	\$470.38
Payment Due Date	November 06, 2021
Account Number	3-0696-0044293
Invoice Number	0696-000981941

☐

For Billing Address Changes
Check Box and Complete Reverse

Make Checks Payable To:



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

30696004429300000009819410000470380000470380

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 # 4985

DATE 10/01/2021

DUE DATE 10/16/2021

TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor 9-6-2021 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 9-13-2021 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 9-20-2021 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 9-27-2021 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	74.00	74.00

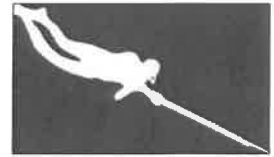
Handwritten notes:
 MS W
 2/16/21
 JB 9/10

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

\$724.00

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 # 4987

DATE 10/01/2021

DUE DATE 10/16/2021

TERMS Net 15

03 90

NSA 10/19

DESCRIPTION	QTY	RATE	AMOUNT
Labor Week of 9-6-2021 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 9-13-2021 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 9-20-2021 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 9-27-2021 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	55.00	55.00

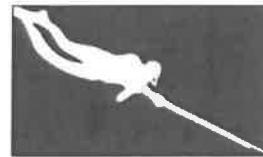
It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion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

BALANCE DUE

\$255.00

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 4999
DATE 10/01/2021
TERMS Net 15
DUE DATE 10/16/2021

ACTIVITY	QTY	RATE	AMOUNT
Material ORDERED CUSTOM SIGNS: No overnight parking or no storage of vehicles allowed- violators will be towed! 1/2 Also need signage for the mailroom. Mailroom parking only violators will be towed. And one more no soliciting violators will be prosecuted COST INCLUDES SHIPPING AND HANDLING	1	225.00	225.00
Labor INSTALLTION	1	95.00	95.00
Material 3 DOT POSTS FOR SIGNS	1	135.00	135.00

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

\$455.00

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

October 22, 2021

Client: 001470

Matter: 000001

Invoice #: 20458

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
10/1/2021	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDING SEPTEMBER 30, 2021.	0.2	
10/5/2021	VTS	REVIEW TRUE-UP INVOICE AND PROPOSAL FOR NEW AGREEMENT FROM CORNERSTONE, SEND CORRESPONDENCE TO B. HOWELL, AND REVIEW REPLY FROM B. HOWELL RE: CORNERSTONE LANDSCAPE AGREEMENT.	0.5	
10/14/2021	VTS	REVIEW QUARTERLY REPORT FOR SERIES 2018 BONDS.	0.3	
10/15/2021	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TO DISSEMINATION TRANSMITTING QUARTERLY REPORT FOR PERIOD ENDED SEPTEMBER 30, 2021.	0.2	
Total Professional Services			1.2	\$292.00

PERSON RECAP

Person	Hours	Amount
VTS Vanessa T. Steinerts	0.8	\$228.00
LB Lynn Butler	0.4	\$64.00

October 22, 2021

Client: 001470

Matter: 000001

Invoice #: 20458

Page: 2

DISBURSEMENTS

Date	Description of Disbursements	Amount
9/15/2021	Photocopies (27 @ \$0.15)	\$4.05

Total Disbursements	\$4.05
---------------------	--------

Total Services	\$292.00
Total Disbursements	\$4.05
Total Current Charges	\$296.05

PAY THIS AMOUNT	\$296.05
------------------------	-----------------

Please Include Invoice Number on all Correspondence

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	
09/29/21	VENTANA CDD	
Billing Date	Sales Rep	Customer Account
09/29/2021	Deirdre Almeida	99212
Total Amount Due	Ad Number	
\$505.50	0000184842	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/29/21	09/29/21	0000184842	Times	Legals CLS	Meeting Schedule	1	2x60 L	\$501.50
09/29/21	09/29/21	0000184842	Tampabay.com	Legals CLS	Meeting Schedule	1	2x60 L	\$0.00
					AffidavitMaterial			\$4.00

4801
5130
x

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	
09/29/21	VENTANA CDD	
Billing Date	Sales Rep	Customer Account
09/29/2021	Deirdre Almeida	99212
Total Amount Due	Ad Number	
\$505.50	0000184842	

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

0000184842-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

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: Meeting Schedule** was published in **Tampa Bay Times: 9/29/21** 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 **09/29/2021**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2022
VENTANA COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Ventana Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2022 to be held at the offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 on the following dates at 2:00 p.m.:

October 07, 2021	2:00 p.m.
November 04, 2021	2:00 p.m.
December 02, 2021	2:00 p.m.
January 06, 2022	2:00 p.m.
February 03, 2022	2:00 p.m.
March 03, 2022	2:00 p.m.
April 07, 2022	2:00 p.m.
May 05, 2022	2:00 p.m.
June 02, 2022	2:00 p.m.
July 07, 2022	2:00 p.m.
August 04, 2022	2:00 p.m.
September 01, 2022	2:00 p.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. 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.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Lamb
District Manager
Run Date: 09/29/2021

0000184842



DISTRICT CHECK REQUEST FORM

Today's Date **October 7, 2021**

District Name **Ventana CDD**

Check Amount **\$200.00**

Payable: **Anamaria Abreu**

Mailing Address **11436 Green Harvest Dr.**
Riverview, FL 33578

Check Description **Refund Clubhouse Deposit Event 09/25/2021**

Special Instructions

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

Teresa Farlow
Approved Signature

DM	_____
Fund	_____
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, Francisca Abreu, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: 11436 Green Harvest Dr Riverview, FL 33578
Purpose: Baby Shower
Date of Event: 9/25/21 Phone: (813) 938-9910
Time of Event (ALL Events shall end by 11:00 p.m.): 12:00 pm
Extra Hours Required (\$25.00 per every (1) hour: 2
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.

**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: 09 / 1 / 2021

NAME OF ISSUER: Anamaria Abreu

ADDRESS: 11436 Green Harvest Dr
Riverview, FL 33578

HOME PHONE: () -

CELL PHONE: (813) 938 - 9910

DRIVER LICENSE NUMBER: A160-000-90-755-0
(Attach copy of license)

PLACE OF EMPLOYMENT: Avatar Insurance

WORK PHONE: (813) 514 - 0333

AMOUNT OF CHECK: \$ 100.00

REASON FOR CHECK: Ventana 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. AA

1. All persons using the Recreation Center do so at their own risk. AA
2. Children under the age of twelve must be accompanied by an adult at all times while at the Recreation Center. AA
3. Alcohol is NOT permitted at the Recreation Center – presence of alcohol **AUTOMATICALLY FORFEITS SECURITY DEPOSIT (THERE WILL BE NO EXCEPTIONS)** AA
4. Glass beverage containers are NOT permitted at the Recreation Center. AA
5. Furniture shall NOT be removed from the Recreation Center at any time. AA
6. All equipment, furnishings and property of the District shall be found in the same condition after use of the Recreation Center. AA
7. It shall be the responsibility of any resident using the Recreation Center to remove food or other items. AA
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. AA
9. All persons using the Recreation Center shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall. AA
10. Glitter and Confetti are not allowed in Recreation Center AA
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. AA

**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.** AA
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.** AA
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. AA
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). AA
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. AA
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. AA
18. Individuals reserving the center must sign a Facility Usage Agreement and Release of Liability and Indemnification Agreement in order to rent the center. AA
19. No pets shall be allowed at any time in the center with the exception of service animals as defined by Florida Statutes. AA
20. All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings. AA
21. There is **NO SMOKING** allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT.** AA
22. Call 911 in the event of an emergency. AA
23. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors. AA

A. Abreu
Applicant Signature

Anamaria Abreu
Applicant Printed Name

1/21
Date

Florida

DRIVER LICENSE



9 CLASS E

160-000-90-755-0

AREU
MARIA
HARVEST DR
GREENVIEW, FL 33078

DOB 07/15/1990 SEX F
EXP 07/15/2029 HGT 5'-01"

REST A 9a END NONE

SAFE DRIVER

10/20/2020

500 K7020102000021



Operation of a motor vehicle constitutes consent to any sobriety test required by law.

Ventana

CLUBHOUSE RENTAL FUNCTION SHEET AND CHECK LIST

Date of Event: 9/25/21

Time of Event: 12:00

Name Anamaria Abreu

Ventana Resident Name: Anamaria Abreu

Address: 11436 Green Harvest Dr Riverview, FL 33578

Phone# 813-938-5910

1. Alcohol is NOT permitted at the Recreation Center. The presence of alcohol (AUTOMATIC FORFEIT of SECURITY DEPOSIT THERE WILL BE NO EXCEPTIONS)

AA

2. Glass Beverage Containers are NOT permitted.

AA

3. Furniture shall NOT be Removed from the Recreation Center at any time.

AA

4. All Equipment, Furnishings moved back to original location

AA

5. All Food and Other items, including those items in the Refrigerator to be Removed.

AA
AA

6. Capacity limits as set by the Fire Marshall (CAPACITY NOT TO EXCEED 40). 7. No Glitter or Confetti

AA

8. Pool use is STRICTLY PROHIBITED

AA

9. NO TAPE, PUSH PINS OR STAPLES ON WALLS.

AA

10. Wipe all Surfaces, Kitchen Counters, Tables, Chairs.

AA

11. Sweep and Mop the Entire Floor area,

AA

12. Remove all trash from clubhouse to dumpster Replace trash bags).

AA

13. Clean trash and Restrooms and to be available for next event.

AA

14. Lock Restroom Interior Doors.

AA

15. No excessive noise, profanity, or boisterous action that will interfere with neighbors.

AA

16. No Pets (with the exception of service animals).

AA

17. All exterior doors and windows must remain closed when the air conditioning or heat is on and temperatures reset to original settings.

AA

18. NO SMOKING allowed.

AA

19. Lights turned off.

AA

P. Abner
Renter Signature

Manager Signature
8/25/21
Date Time

Image Details

Zoom Front Image

Zoom Back Image

Zoom Both Images

Print

Date

Sequence Number

Account Number

Amount

Serial Number

09/16/2021

72023911

4945776029

\$100.00

6661300175

Front Image

PRINTED ON LINEMARK PAPER - HOLD TO LIGHT TO VIEW - FOR ADDITIONAL SECURITY FEATURES SEE BACK

006613 11-24
Office AU # 1210(0)

PERSONAL MONEY ORDER 6661300175

Remitter: ISABEL GUIRALES
Operator I.D.: u807107

September 1, 2021

PAY TO THE ORDER OF *Ventana CDD*

****One Hundred and 00/100 -US Dollars**** ****\$100.00****

Payer Address: _____ VOID IF OVER US \$ 100.00

WELLS FARGO BANK, N.A.
13140 US HWY 301 S
RIVERVIEW, FL 33578
FOR INQUIRIES CALL (480) 394-3122

[Signature]
Purchaser's Signature

⑈6661300175⑈ ⑆121000248⑆4945 776029⑈

Security Features Included. Details on Back.

Back Image

>063102152< 09/16/2021 0004072155 0254070548

6560110 0007000655

ENDORSE HERE
For Deposit Only
Ventana CDD
1000210941893

☐ CHECK HERE IF POSSIBLE OR REINOTE DEPOSIT

ON THE INSIDE THIS CARD
SHOULD BE WHITE

FOR MORE INFORMATION
CALL 1-800-368-5868

FOR INQUIRIES CALL (480) 394-3122

Print

Date _____

Sequence Number

Account Number

Amount

Serial Number

09/16/2021

72023912

4945776029

\$200.00

6661300174

Front Image

PRINTED ON LINEMARK PAPER - HOLD TO LIGHT TO VIEW. FOR ADDITIONAL SECURITY FEATURES SEE BACK

0066613 Office AU #	11-24 1210[0]	PERSONAL MONEY ORDER	6661300174
Remitter: Operator ID:	ISABEL GUIRALES u841544		
PAY TO THE ORDER OF: <i>Ventana CDD</i>			September 1, 2021
Two Hundred and 00/100 - US Dollars			**\$200.00**
Payee Address:		VOID IF OVER US \$ 200.00	
WELLS FARGO BANK, N.A. 13140 US HWY 301 S RIVERVIEW, FL 33578 FOR INQUIRIES CALL (480) 394-3122		<i>A. Obispo</i> Purchaser's Signature	

⑈6661300174⑈ ⑆121000248⑆4945 776029⑈

Back Image

[illegible]



Hillsborough
County Florida

PO BOX 1110
Tampa, FL 33601

Code Enforcement Department
3629 Queen Palm Dr.
Tampa, FL 33619-1309

VENTANA CDD

2005 PAN AM CIR STE 120
TAMPA, FL33607-2529

Rec
SEP 30 2021

NOTICE OF VIOLATION
WATER USE RESTRICTION
09-27-2021

The purpose of this notice is to inform you that a violation of SECTION 111-2, HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART B, PUBLIC UTILITIES, was witnessed on the date, time and at the address referenced below. This observance is described as follows:

Case Number: WR2102493
Location:
Parcel Number: 077192.6622
Violation: 1: WATERING DURING RESTRICTED HOURS
Violation Dated: 09/22/2021 - 7:06 AM
Penalty Amount: \$100.00

The enclosed invoice reflects the assessed penalty amount to be paid within twenty (20) business days. If not paid and/or an appeal is not filed within twenty (20) business days, it will constitute a separate violation of SECTION 111-2, HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART B, PUBLIC UTILITIES, and this case will be referred to the Code Enforcement Special Magistrate for a hearing where additional fines may be imposed. Payment may be made online at www.hcflgov.net/code, in person or by mail. Checks and money orders shall be made payable to BOARD OF COUNTY COMMISSIONERS and sent to:

Code Enforcement Department
3629 Queen Palm Dr.
Tampa, FL 33619-1309

TO FILE AN APPEAL:

You have twenty (20) business days from the date of written notification of a penalty assessed under Ordinance 03-07, as amended, to submit a written request for appeal. Appeals can be sent via email to WaterAppeals@HCFLGov.net, or faxed to (813) 274-6609, or mailed to the address above. Please be sure to include your case number. Please note, an appeal cannot be based on a lack of knowledge of water restrictions. For additional information regarding water use restrictions and appeals, please visit www.hcflgov.net/code.

If you have any questions, please call:

Paul Whaley, Code Enforcement Officer
(813) 486-5688



Hillsborough
County Florida

Post Office Box 1110
Tampa, Florida 33601

Code Enforcement Department
3629 Queen Palm Dr.
Tampa, Florida 33619-1309

Code Enforcement Department Invoice - Statement of Charges

Case Number: WR2102493
Invoice Date: 09-27-2021
Parcel Number: 077192.6622

Charge Details:

All violations are personally witnessed and photographed by the Code Enforcement Officer assigned to the case.

Description of Violation:	Violation Dated:	Time:	Penalty:
1: WATERING DURING RESTRICTED HOURS	09/22/2021	7:06 AM	\$100.00

TOTAL AMOUNT DUE: \$100.00

Payment may be made online at www.hcflgov.net/code or by US Mail. Checks and money orders shall be made payable to the BOARD OF COUNTY COMMISSIONERS, to:

Code Enforcement Department
3629 Queen Palm Dr
Tampa, Fl. 33619

Failure to pay these fines, or file written appeal, within twenty (20) business days of receipt of this notice may result in your case being forwarded to the Hillsborough County Code Enforcement Special Magistrate where additional fines of up to \$5,000 per day may be assessed.

Your prompt attention to this matter is appreciated.

DISTRICT CHECK REQUEST FORM

Today's Date **October 6, 2021**

District Name **Ventana CDD**

Check Amount **\$200.00**

Payable: **James Garcia**

Mailing Address **10816 Sage Canyon Dr.**
Riverview, FL 33578

Check Description **Refund Clubhouse Deposit Event 09/11/2021**

Special Instructions

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

Teresa Farlow
Approved Signature

DM	_____
Fund	_____
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, James Garcia, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: 10816 sage Canyon Dr.
Purpose: Baby shower
Date of Event: September 11th Phone: 813 300 7095
Time of Event (ALL Events shall end by 11:00 p.m.): 1 pm - 9 pm
Extra Hours Required (\$25.00 per every (1) hour): 4 hour extra
Number of Attendees (NOT TO EXCEED 40): 40 pple.
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 100 • 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 person 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 provisions shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.

Applicant

James Garcia Gomez

Signature

James Garcia Gomez

Print name

08/07/2021

Date

**VENTANA COMMUNITY DEVELOPMENT
DISTRICT**

By: Jahyra Rivera

As: Manager

Date: 8/23/21

**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. J.G.

1. All persons using the Recreation Center do so at their own risk. J.G.
2. Children under the age of twelve must be accompanied by an adult at all times while at the Recreation Center. J.G.
3. Alcohol is NOT permitted at the Recreation Center – presence of alcohol **AUTOMATICALLY FORFEITS SECURITY DEPOSIT (THERE WILL BE NO EXCEPTIONS)** J.G.
4. Glass beverage containers are NOT permitted at the Recreation Center. J.G.
5. Furniture shall NOT be removed from the Recreation Center at any time. J.G.
6. All equipment, furnishings and property of the District shall be found in the same condition after use of the Recreation Center. J.G.
7. It shall be the responsibility of any resident using the Recreation Center to remove food or other items. J.G.
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. J.G.
9. All persons using the Recreation Center shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall. J.G.
10. Glitter and Confetti are not allowed in Recreation Center J.G.
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. J.G.

**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.** ✓ J.G
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.** ✓ J.G
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. ✓ J.G
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). ✓ J.G
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. ✓ J.G
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. ✓ J.G
18. Individuals reserving the center must sign a Facility Usage Agreement and Release of Liability and Indemnification Agreement in order to rent the center. ✓ J.G
19. No pets shall be allowed at any time in the center with the exception of service animals as defined by Florida Statutes. ✓ J.G
20. All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings. ✓ J.G
21. There is **NO SMOKING** allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT.** ✓ J.G
22. Call 911 in the event of an emergency. ✓ J.G
23. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors. ✓ J.G

James Garcia Gomez
Applicant Signature

James Garcia Gomez
Applicant Printed Name

08/07/21
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: 08 / 23 / 2021

NAME OF ISSUER: James Garcia

ADDRESS: 10816 Sage Canyon Dr.

HOME PHONE: (813) 300 - 7095

CELL PHONE: (727) 688 - 7322

DRIVER LICENSE NUMBER: 9622-440-87-294-D
(Attach copy of license)

PLACE OF EMPLOYMENT: Foot locker.

WORK PHONE: (813) 287 - 8324

AMOUNT OF CHECK: \$ 200 Deposit 100 Rental fee.

REASON FOR CHECK: Refundable security deposit for rent clubhouse.

Date

Sequence Number

Account Number

Amount

Serial Number

09/16/2021

72023939

4434585647

\$200.00

127

Front Image

JAMES GARCIA GOMEZ 1787 NEEDLES LN W LARGO, FL 33771-5306		127 63-27/631 FL 1449
Date <u>08/23/2021</u>		
Pay To The Order Of <u>Ventana CDD</u>	\$ <u>200.00</u>	
<u>Two hundred</u>		Dollars
Bank of America		Photo Safe Deposit Details on the 2
ACH R/T 063100277		
For <u>Rent clubhouse community.</u>	<u>James Garcia Gomez</u>	
⑆063100277⑆ 004434585647⑆0127		

Back Image

>063102152< 09/16/2021 0004072183	ENCLOSURE SunTrust Bank For Deposit Only Ventana CDD 1000210941893
6560110 0007 00081	
0002102152< 09/16/2021 0004072183	
CHECK HERE IF NOT A DEPOSIT FOR A DEPOSIT, CHECK HERE	

Image Details

Zoom Front Image

Zoom Back Image

Zoom Both Images

Print

Date	Sequence Number	Account Number	Amount	Serial Number
09/16/2021	72023940	4434585647	\$100.00	129

Front Image

JAMES GARCIA GOMEZ 1787 NEEDLES LN W LARGO, FL 33771-5306		129 63-27/531 FL 1449
Date <u>08/24/2021</u>		
Pay To The Order Of <u>Ventana CDD</u>	\$ <u>100.00</u>	
<u>one hundred</u>		Dollars
Bank of America		
ACH R/T 063100277		
For <u>Rent clubhouse.</u>	<u>James Garcia Gomez</u>	
⑆063100277⑆ 004434585647⑆0129		

Back Image

>063102152< 09/16/2021 0004072184	X MICR LINE 1000210941893 Ventana CDD For Deposit Only SunTrust Bank
6560110 0007 00081	
⑆063102152⑆ 09/16/2021 0004072184	

DISTRICT CHECK REQUEST FORM

Today's Date **October 20, 2021**

District Name **Ventana CDD**

Check Amount **\$200.00**

Payable: **Mercy Myrthil**

Mailing Address **10909 Green Harvest Dr.**
Riverview, FL 33578

Check Description **Refund Clubhouse Deposit Event 10/17/2021**

Special Instructions

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

Teresa Farlow
Approved Signature

DM	_____
Fund	_____
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, Mercy Myrthil (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: 10909 Green Harvest Dr.
Purpose: Baby Shower
Date of Event: Sunday, 10-17-21 Phone: 813-340-1522
Time of Event (ALL Events shall end by 11:00 p.m.): 1-5 PM
Extra Hours Required (\$25.00 per every (1) hour): 1 hr
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

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: 8/25/21

NAME OF ISSUER: Mercedes Myrtil (Merney)

ADDRESS: 10909 Green Harvest Dr.
Duneeview FL 33578

HOME PHONE: (813) 340-1522

CELL PHONE: (813) 340-408-0642 = Krystal Lopez

DRIVER LICENSE NUMBER: M634-547-67-826-0
(Attach copy of license)

PLACE OF EMPLOYMENT: Tech Data

WORK PHONE: (727) 539-7429

AMOUNT OF CHECK: \$ 200 Deposit \$ 75 Rental Fee.

REASON FOR CHECK: Club House

**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 and 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: Mercedes Myrthel

Signature Mercedes Myrthel

Print name Mercedes Myrthel

Date 10/17/21

**VENTANA COMMUNITY DEVELOPMENT
DISTRICT**

By: Jahyra Rivera

As: Manager

Date: 8/27/21

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. mm

1. All persons using the Recreation Center do so at their own risk. mm
2. Children under the age of twelve must be accompanied by an adult at all times while at the Recreation Center. mm
3. Alcohol is NOT permitted at the Recreation Center – presence of alcohol **AUTOMATICALLY FORFEITS SECURITY DEPOSIT (THERE WILL BE NO EXCEPTIONS)** mm
4. Glass beverage containers are NOT permitted at the Recreation Center. mm
5. Furniture shall NOT be removed from the Recreation Center at any time. mm
6. All equipment, furnishings and property of the District shall be found in the same condition after use of the Recreation Center. mm
7. It shall be the responsibility of any resident using the Recreation Center to remove food or other items. mm
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. mm
9. All persons using the Recreation Center shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall. mm
10. Glitter and Confetti are not allowed in Recreation Center mm
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. mm

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

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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.** mm
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.** mm
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. mm
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). mm
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. mm
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. mm
18. Individuals reserving the center must sign a Facility Usage Agreement and Release of Liability and Indemnification Agreement in order to rent the center. mm
19. No pets shall be allowed at any time in the center with the exception of service animals as defined by Florida Statutes. mm
20. All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings. mm
21. There is **NO SMOKING** allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT.** mm
22. Call 911 in the event of an emergency. mm
23. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors. mm


Applicant Signature

Menecides Myrthel
Applicant Printed Name

Date

8/25/21

Florida

DRIVER LICENSE



M634-880-72-202-0

MYRTHIL
WILNER JR
10909 GREEN HARVEST DR
RIVERVIEW, FL 33578

DOB 06/02/1972 SEX M
EXP 06/02/2026 HEIGHT 5'-05"
EYES NONE HAIR NONE

SEX M

DOB 05/21/2018

EXP 05/21/2028

REPLACED 03/10/2021

Other shown of a driver's license examination.
Examination fee only satisfactory test required by law.



Florida

DRIVER LICENSE



M634-547-67-826-0

MYRTHIL
WILNER JR
10909 GREEN HARVEST DR
RIVERVIEW, FL 33578

DOB 06/02/1972 SEX F
EXP 06/02/2026 HEIGHT 5'-04"
EYES NONE HAIR NONE

SEX F

DOB 05/21/2018

EXP 05/21/2028

REPLACED 03/10/2021

Other shown of a driver's license examination.
Examination fee only satisfactory test required by law.



Image Details

Zoom Front Image

Zoom Back Image

Zoom Both Images

Print

Date

Sequence Number

Account Number

Amount

Serial Number

09/16/2021

72023936

30100006015752

\$200.00

2803

Front Image

MEMBERS OF THE HEART OF THE AMERICAN TREASURY ASSOCIATION	MERCEDES G LOPEZ 2626 CONCH HOLLOW DRIVE BRANDON, FL 33511		2803 63-8301/2831 21
	PAY TO THE ORDER OF <u>Ventana CDD</u>		DATE <u>8/27/21</u>
	<u>two hundred & 00/100</u>		\$ <u>200.00</u>
	DOLLARS		
TAMPA BAY FEDERAL www.tampabayfederal.com			
FOR <u>deposit clubhouse</u>		<u>Mercedes Lopez</u> NP	
⑆ 263183010⑆ 30100006015752⑈ 2803			

Back Image

>063102152< 09/16/2021 0004072180

6560110.0007 00081

1000210941893

SunTrust Bank
For Deposit Only
Ventana CDD
1000210941893

Image Details

Zoom Front Image

Zoom Back Image

Zoom Both Images

Print

Date

Sequence Number

Account Number

Amount

Serial Number

09/16/2021

72023938

30100006015752

\$50.00

2808

Front Image

Mercedes G Lopez
2826 CONCH HOLLOW DRIVE
BRANDON, FL 33511

2808
63-8301/2831 21

8/25/21 DATE

PAY TO THE ORDER OF Ventana CDD \$ 50.00

fifty & 00/100 DOLLARS

TAMPA BAY FEDERAL CREDIT UNION www.tampabayfederal.com

FOR Kasey Baby Shower Yvette Myrthine

⑆ 263 18 30 10 ⑆ 30 100006015752 ⑈ 2808

MEMBERS OF THE REALITY CHECKS HELP BENEFIT THE AMERICAN RED CROSS

Back Image

>063102152< 09/16/2021 0004072182

6560110 0007 00081

09/16/2021 09/16/2021 0004072182

SunTrust Bank
For Deposit Only
Ventana CDD
1000210941893

Image Details

Zoom Front Image

Zoom Back Image

Zoom Both Images

Print

Date

Sequence Number

Account Number

Amount

Serial Number

09/16/2021


72023937

30100006015752

\$25.00

2804

Front Image

MERCEDES G LOPEZ 2826 CONCH HOLLOW DRIVE BRANDON, FL 33511		2804 63-8301/2831 21
PAY TO THE ORDER OF <u>Ventana CDP</u>		DATE <u>8/27/21</u>
<u>Twenty Five & 00/100</u>		\$ <u>25.00</u>
TAMPA BAY FEDERAL <small>www.tampabayfederal.com</small>		DOLLARS 
FOR <u>Deposit Clubhouse</u> <u>Walt Muth</u>		
⑆ 263 1830 10⑆ 30 100006015752⑈ 2804		

MEMBERS OF THE REALITY CHECKS HELP BENEFIT THE AMERICAN FIGHT ASSOCIATION

Back Image

>063102152< 09/16/2021 0004072181

6560110 0007 00081

1000210941893

SunTrust Bank
For Deposit Only
Ventana CDD
1000210941893



Meritus

Associations

Solutions for Better Communities.

CHECK REQUEST FORM

COMMUNITY NAME: Ventana
TODAY'S DATE: 10/19/2021
CHECK AMOUNT: \$200
CHECK PAYABLE TO: Milagros Moreno
MAILING ADDRESS: 10835 Sage Canyon Dr
riverview FL 33578
CONTACT PHONE #: 813-340-5561
CHECK DESCRIPTION: Rental Deposit refund
SPECIAL INSTRUCTIONS:

Approved

G/L# _____ DATE _____

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, Milagros Moreno, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: 10835 Sage Canyon Dr. Riverview, FL 33578
Purpose: Baby Shower
Date of Event: Oct. 16, 2021 Phone: 813-340-5561
Time of Event (ALL Events shall end by 11:00 p.m.): 12:00 pm - 5:00 pm
Extra Hours Required (\$25.00 per every (1) hour): 2 HRS
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.

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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: 8/27/21

NAME OF ISSUER: Milagros Moreno

ADDRESS: 10835 Sage Canyon Dr.
Riverview, FL 33578

HOME PHONE: () -

CELL PHONE: (813) 340-5561

DRIVER LICENSE NUMBER: H650-553-53-927-0
(Attach copy of license)

PLACE OF EMPLOYMENT: _____

WORK PHONE: () -

AMOUNT OF CHECK: \$ 200 ^{Deposit} 100 ^{Rental}

REASON FOR CHECK: Clubhouse Rental, and Rental Fee's

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

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21. There is **NO SMOKING** allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT.** MM
22. Call 911 in the event of an emergency. MM
23. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors. MM

Milagros Moreno
Applicant Signature

MILAGROS MORENO
Applicant Printed Name

8-27-2021
Date

Florida

DRIVER LICENSE



1 MIDDLE M650-553-53-927-0 9 CLASS E

1 MORENO

2 MHL AGROS MARIA

3 10835 SAGE CANYON DR
RIVERVIEW, FL 33578

4 DOB 11/27/1953 SEX F

5a EXP 11/27/2027 5b HGT 5'02"

6a TEST NONE 6b END NONE

SAFE DRIVER

7a ISS 10/07/2019

500 X6321041630916

REPLACED 01/16/2021

Operation of a motor vehicle constitutes consent to any sobriety test required by law



Maria MHL Agros

Date	Sequence Number	Account Number	Amount	Serial Number
09/16/2021	72023942	1040018873	\$100.00	1355

Front Image

Milagros M Moreno
David John Moreno
 10835 Sage Canyon Dr
 Riverview, FL 33578

1355
63-27/631

8-27-2021
DATE

PAY TO THE ORDER OF Ventana C.D.D. \$ 100.00

One Hundred 100 DOLLARS

BANK OF AMERICA, NA

FOR Miguel Moreno

⑆063100277⑆ 001040018873⑈ 01355

Back Image

06310252< 09/16/2021 0004072186

6560110000000081

0017100010004072100

Security features listed below, as well as those of the listed industry guidelines.

For MOBILE DEPOSIT ONLY TO: **SunTrust Bank**

X **For Deposit Only**

Ventana CDD

1000210941893

☐ CHECK HERE IF MOBILE DEPOSIT

DO NOT WRITE, STAMP, OR SIGN BELOW THIS LINE
 RESERVED FOR FINANCIAL INSTITUTION USE.

FEDERAL RESERVE BOARD OF GOVERNORS REG. CC

Image Details

Zoom Front Image

Zoom Back Image

Zoom Both Images

Print

Date	Sequence Number	Account Number	Amount	Serial Number
09/16/2021	72023941	1040018873	\$200.00	1354

Front Image

Milagros M Moreno
David John Moreno
 10835 Sage Canyon Dr
 Riverview, FL 33578

1354
63-27/631

8-27-2021
DATE

PAY TO THE ORDER OF Ventana CDD \$ 200.00

Two Hundred DOLLARS

BANK OF AMERICA, NA

FOR [Signature] MP

⑆063100277⑆ 001040018873⑆ 01354

Back Image

063100277< 09/16/2021 0004072185

656010000700081

09/16/2021 000-072185

ENDORSE HERE

☒ SunTrust Bank
 For Deposit Only
 Ventana-CDD
 1000210941893

☐ CHECK HERE IF MOBILE DEPOSIT

FOR MOBILE DEPOSIT ONLY TO

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
 RESERVED FOR FINANCIAL INSTITUTION USE

Security features listed below, as well as those required by the Federal Reserve Board of Governors REG. CC

1. Microprint: The words "Security Features" are printed in a repeating pattern throughout the document.

2. Watermark: A watermark of the SunTrust Bank logo is visible when held up to the light.

3. Color Shift: The color of the document changes when viewed from different angles.

4. Security Features: The document contains several security features, including a microprint pattern, a watermark, and a color shift effect.

5. Security Features: The document contains several security features, including a microprint pattern, a watermark, and a color shift effect.

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8. Security Features: The document contains several security features, including a microprint pattern, a watermark, and a color shift effect.

9. Security Features: The document contains several security features, including a microprint pattern, a watermark, and a color shift effect.

10. Security Features: The document contains several security features, including a microprint pattern, a watermark, and a color shift effect.



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 #
9/30/2021	10-126987

Invoice Created By

Bill To

Ventana Community Development District
Ventana CDD

Ship To

Common Areas, Ponds, Cul de Sacs
Hillsborough, Ponds, Cul
., Ponds, Cul

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
1	Cornerstone Solutions Group proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work: Palm Replacement Options as follows:			0.00	9/4/2021	0.00
3	Option 3 - Replace with Bismarck Palms Safely Flush Cut to the ground and remove three (3) Sylvester Palms in Decline			265.00	9/4/2021	795.00
1	Mechanically Grind out Remaining Stumps and remove choppings to prepare alternate replacement trees			248.00	9/4/2021	248.00
3	Bismarck Palm 14'-16' OAH B&B		ea	1,025.3267	9/4/2021	3,075.98
3	Adjust Irrigation as necessary to accommodate new palms			65.00	9/4/2021	195.00

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	\$4,313.98
Payments/Credits	\$0.00
Balance Due	\$4,313.98

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 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 10/31/2021
(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)	153,126	0	0	0	0	0	0	153,126
Investment - Revenue 2018 (6000)	0	30,408	0	0	0	0	0	30,408
Investment - Interest 2018 (6001)	0	395,778	0	0	0	0	0	395,778
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	4,997	0	0	0	0	0	0	4,997
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	1,729	0	0	0	0	0	0	1,729
Deposits	(99)	0	0	0	0	0	0	(99)
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	159,753	958,761	68,819	24	2	15,679,215	17,655,000	34,521,573
Liabilities								
Accounts Payable	2,795	0	0	0	0	0	0	2,795
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	8,888	0	0	0	0	0	0	8,888
Deferred Revenue	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Deposits	400	0	0	0	0	0	0	400
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 10/31/2021
(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>12,083</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>17,667,083</u></u>
Fund Equity & Other Credits								
Retained Earnings-All Other Reserves	0	949,869	68,818	24	2	0	0	1,018,714
Fund Balance-Unreserved	165,979	0	0	0	0	0	0	165,979
Investment in General Fixed Assets	0	0	0	0	0	15,679,215	0	15,679,215
Other	<u>(18,309)</u>	<u>8,892</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(9,417)</u>
Total Fund Equity & Other Credits	<u>147,670</u>	<u>958,761</u>	<u>68,819</u>	<u>24</u>	<u>2</u>	<u>15,679,215</u>	<u>0</u>	<u>16,854,490</u>
Total Liabilities & Fund Equity	<u><u>159,753</u></u>	<u><u>958,761</u></u>	<u><u>68,819</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>34,521,573</u></u>

Ventana CDD

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2021 Through 10/31/2021

		Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	Revenues				
32520	Special Assessments - Service Charges				
1002	O&M Assmts-Tax Roll	452,454.97	3,775.57	(448,679.40)	(99.17)%
36600	Contributions & Donations From Private Sources				
0002	Developer Contributions	39,461.03	0.00	(39,461.03)	(100.00)%
36900	Other Miscellaneous Revenues				
0003	Miscellaneous	0.00	25.00	25.00	0.00%
0017	Clubhouse Rental	0.00	200.00	200.00	0.00%
	Total Revenues	491,916.00	4,000.57	(487,915.43)	(99.19)%
	Expenditures				
51100	Legislative				
1101	Supervisor Fees	12,000.00	0.00	12,000.00	100.00%
51300	Financial & Administrative				
3101	District Manager	45,000.00	3,750.00	41,250.00	91.67%
3103	District Engineer	4,500.00	0.00	4,500.00	100.00%
3104	Disclosure Report	8,400.00	0.00	8,400.00	100.00%
3105	Trustee Fees	8,400.00	345.70	8,054.30	95.88%
3201	Accounting Services	6,750.00	0.00	6,750.00	100.00%
3202	Auditing Services	6,700.00	0.00	6,700.00	100.00%
4101	Postage, Phone, Faxes, Copies	500.00	28.83	471.17	94.23%
4501	Public Officials Insurance	2,966.00	0.00	2,966.00	100.00%
4801	Legal Advertising	2,200.00	0.00	2,200.00	100.00%
4901	Bank Fees	250.00	0.00	250.00	100.00%
4902	Dues, Licenses, & Fees	175.00	175.00	0.00	0.00%
5102	Email Hosting Vendor	300.00	0.00	300.00	100.00%
5103	Website Maintenance	1,500.00	125.00	1,375.00	91.67%
5104	ADA Website Compliance	1,500.00	0.00	1,500.00	100.00%
51400	Legal Counsel				
3107	District Counsel	6,000.00	296.05	5,703.95	95.07%
53100	Electric Utility Services				
4301	Electric Utility Services	98,500.00	9,774.68	88,725.32	90.08%
53400	Garbage/Solid Waste Control Services				
4303	Garbage Collection	4,000.00	470.38	3,529.62	88.24%
53600	Water-Sewer Combination Services				
4302	Water Utility Services	10,000.00	222.97	9,777.03	97.77%
53900	Other Physical Environment				
1201	Onsite Staffing	28,000.00	2,333.33	25,666.67	91.67%
4502	Property & Casualty Insurance	14,268.00	0.00	14,268.00	100.00%
4509	Aquatic Management Contract	11,000.00	826.00	10,174.00	92.49%
4603	Entry & Walls Maintenance	2,355.00	0.00	2,355.00	100.00%
4604	Landscape Maintenance-Contract	135,000.00	0.00	135,000.00	100.00%
4605	Mulch/Tree Trimming	23,000.00	0.00	23,000.00	100.00%
4607	Plant Replacement & Annuals	10,000.00	0.00	10,000.00	100.00%
4608	Pond Repair	5,000.00	0.00	5,000.00	100.00%
4611	Irrigation Maintenance	5,000.00	0.00	5,000.00	100.00%
4615	Pool Maintenance - Contract	15,000.00	1,090.00	13,910.00	92.73%
4616	Pool Repairs	2,500.00	0.00	2,500.00	100.00%
4619	Amenity Center Facility Maintenance	14,452.00	2,216.96	12,235.04	84.66%
4623	Amenity Center Cleaning & Supplies	5,500.00	455.00	5,045.00	91.73%
4625	Amenity Center Pest Control	1,200.00	0.00	1,200.00	100.00%
4902	Dues, Licenses, & Fees	0.00	200.00	(200.00)	0.00%
	Total Expenditures	491,916.00	22,309.90	469,606.10	95.46%
	Excess of Revenues Over (Under) Expenditures	0.00	(18,309.33)	(18,309.33)	0.00%

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
 From 10/1/2021 Through 10/31/2021

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0.00	165,978.95	165,978.95	0.00%
Fund Balance, End of Period	<u>0.00</u>	<u>147,669.62</u>	<u>147,669.62</u>	<u>0.00%</u>

Ventana CDD
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018
From 10/1/2021 Through 10/31/2021

		Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	Revenues				
32510	Special Assessments - Capital Improvements				
1001	DS Assmts-Tax Roll	1,061,056.00	8,888.40	(1,052,167.60)	(99.16)%
36100	Interest Earnings				
0001	Interest Earnings	0.00	3.90	3.90	0.00%
	Total Revenues	1,061,056.00	8,892.30	(1,052,163.70)	(99.16)%
	Expenditures				
51700	Debt Service Payments				
7000	Interest	786,056.00	0.00	786,056.00	100.00%
7002	Principal	275,000.00	0.00	275,000.00	100.00%
	Total Expenditures	1,061,056.00	0.00	1,061,056.00	100.00%
	Excess of Revenues Over (Under) Expenditures	0.00	8,892.30	8,892.30	0.00%
	Fund Balance, Beginning of Period	0.00	949,868.84	949,868.84	0.00%
	Fund Balance, End of Period	0.00	958,761.14	958,761.14	0.00%

Ventana CDD
Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2021
From 10/1/2021 Through 10/31/2021

		Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
		<u> </u>	<u> </u>	<u> </u>	<u> </u>
	Revenues				
36100	Interest Earnings				
0001	Interest Earnings	0.00	0.28	0.28	0.00%
	Total Revenues	<u>0.00</u>	<u>0.28</u>	<u>0.28</u>	<u>0.00%</u>
	Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>0.28</u>	<u>0.28</u>	<u>0.00%</u>
	Fund Balance, Beginning of Period	0.00	68,818.48	68,818.48	0.00%
	Fund Balance, End of Period	<u>0.00</u>	<u>68,818.76</u>	<u>68,818.76</u>	<u>0.00%</u>

Ventana CDD
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018
From 10/1/2021 Through 10/31/2021

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0.00	24.31	24.31	0.00%
Fund Balance, End of Period	<u><u>0.00</u></u>	<u><u>24.31</u></u>	<u><u>24.31</u></u>	<u><u>0.00%</u></u>

Ventana CDD
Statement of Revenues & Expenditures

301 - Capital Projects Fund - Series 2021
 From 10/1/2021 Through 10/31/2021

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0.00	1.92	1.92	0.00%
Fund Balance, End of Period	<u><u>0.00</u></u>	<u><u>1.92</u></u>	<u><u>1.92</u></u>	<u><u>0.00%</u></u>

Ventana CDD
Statement of Revenues & Expenditures

900 - General Fixed Assets
 From 10/1/2021 Through 10/31/2021

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0.00	15,679,214.56	15,679,214.56	0.00%
Fund Balance, End of Period	<u>0.00</u>	<u>15,679,214.56</u>	<u>15,679,214.56</u>	<u>0.00%</u>

Ventana CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account (Suntrust)

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Bank Balance	154,591.17
Less Outstanding Checks/Vouchers	1,490.00
Plus Deposits in Transit	25.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	153,126.17
Balance Per Books	<u>153,126.17</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: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1443	10/22/2021	System Generated Check/Voucher	200.00	Mercy Myrthil
1444	10/22/2021	System Generated Check/Voucher	1,090.00	Zebra Cleaning Team, Inc.
1445	10/25/2021	System Generated Check/Voucher	200.00	Milagros Moreno
Outstanding Checks/Vouchers			1,490.00	

Ventana CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)
Reconciliation ID: 10/31/2021
Reconciliation Date: 10/31/2021
Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
202	10/25/2021	Pool Key	25.00	
Outstanding Deposits			25.00	

Ventana CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1426	10/1/2021	System Generated Check/Voucher	127.17	Water Resource Services
1427	10/1/2021	System Generated Check/Voucher	6,237.16	Meritus Districts
1428	10/1/2021	System Generated Check/Voucher	975.00	Neptune Services
1429	10/1/2021	System Generated Check/Voucher	137.96	Republic Services #696
1430	10/8/2021	System Generated Check/Voucher	125.00	Action Security, Inc.
1431	10/8/2021	System Generated Check/Voucher	1,500.00	ADA Site Compliance
1432	10/8/2021	System Generated Check/Voucher	100.00	BOCC
1433	10/8/2021	System Generated Check/Voucher	137.96	Bright House Networks
1434	10/8/2021	System Generated Check/Voucher	175.00	Dep. of Economic Opport.
1435	10/8/2021	System Generated Check/Voucher	200.00	James Garcia
1436	10/8/2021	System Generated Check/Voucher	1,434.00	Speare Enterprises, LLC
1437	10/19/2021	System Generated Check/Voucher	200.00	Anamaria Abreu
1438	10/19/2021	System Generated Check/Voucher	335.58	Meritus Districts
1439	10/19/2021	System Generated Check/Voucher	300.00	Ramps Plus
1440	10/19/2021	System Generated Check/Voucher	505.50	Tampa Bay Times
1441	10/19/2021	System Generated Check/Voucher	9,597.74	Tampa Electric
1442	10/22/2021	System Generated Check/Voucher	200.00	BOCC
1446	10/25/2021	System Generated Check/Voucher	4,313.98	Cornestone Solution Group
Cleared Checks/Vouchers			26,602.05	

Ventana CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
149	10/4/2021	Clubhouse Rental	100.00	
150	10/4/2021	Clubhouse Deposit	200.00	
7887	10/4/2021	Clubhouse Deposit	200.00	
7888	10/4/2021	Clubhouse Rental	50.00	
CR155	10/27/2021	Tax Distribution - 10.27.2021	12,663.97	
Cleared Deposits			13,213.97	



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Ventana

Date: Wednesday November 16 2021

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	5	0	
TURF FERTILITY	10	10	0	
TURF EDGING	5	5	0	
WEED CONTROL - TURF AREAS	5	5	0	
TURF INSECT/DISEASE CONTROL	10	10	0	
PLANT FERTILITY	5	3	-2	
WEED CONTROL - BED AREAS	5	3	-2	
PLANT INSECT/DISEASE CONTROL	5	5	0	
PRUNING	10	10	0	
CLEANLINESS	5	5	0	
MULCHING	5	5	0	
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	5	0	

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	94	-6	94%
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Under Construction no residents.

Contractor Signature: _____

Manager's Signature: GS

Supervisor's Signature: _____