

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
CONTINUED MEETING
JANUARY 20, 2022**

VENTANA
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, JANUARY 20, 2022 AT 10:00 A.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	Vanessa Steinerts
District Engineer	Stantec	Tonja Stewart

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

The meeting will begin at **10:00 a.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 Continued Meeting of the Board of Supervisors of the Ventana Community Development District will be held on **Thursday, January 20, 2022 at 10:00 a.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
 - i. Cornerstone Landscape Report - January 2022
 - B. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting December 02, 2021.....Tab 02
 - B. Consideration of Operation and Maintenance Expenditures November/December 2021.....Tab 03
 - C. Review of Financial Statements Month Ending November 30, 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 GROVES



14620 BELLAMY BROTHERS BLVD.
DADE CITY, FL 33525
PHONE: 866-617-2245 | FAX: 866-929-6998
WWW.FLCORNERSTONE.COM

COMMUNITY REPORT

JANUARY 2022



MAINTENANCE REPORT:

Upcoming Service in the next 30 Days:

Community:

1. Trimming of palms
2. Commence spraying and pulling weeds in landscape beds and Muhly Grass areas
3. Commence trimming back Muhly and Saw Grasses
4. Regularly schedule bi-weekly maintenance services which included common ground mowing, pond mowing, edging, line trimming, and weed control

Previous Service past 30 Days:

Community:

1. Regularly schedule bi-weekly maintenance services which included common ground mowing, pond mowing, edging, line trimming, and weed control
2. Flower rotations Amenity Center, Symmes Rd. Entry, and Fern Hill Rd. Entry
3. Trim Muhly and Saw Grasses alongside Fern Hill Rd.
4. Heavy concentration regarding weed control throughout entire community (spraying and hand pull as needed)

IRRIGATION REPORT:

Following items were noted during the irrigation wet check completed on 12/31/21.

1. Station 1/ Right Side Ventana Groves Blvd. (Drip) – Repaired 1 cut drip line
2. Station 2/ Center I (Spray) – Repaired 1 broken/ clogged irrigation head
3. Station 7/ Right Side Fern Hill Rd. (Spray) – Zone Down due to bad decoder
4. Station 8/ Center I (Drip) – Repaired 1 stepped on Tee
5. Station 12/ Left Side Fern Hill Rd. (Drip) – Repaired 1 stepped on Tee
6. Station 18/ Center II (Drip) – Repaired 1 stepped on Tee
7. Station 29/ Center III (Drip) – Repaired 1 stepped on Tee
8. Station 41/ Left Side Ventana Groves Blvd. (Drip) Repaired 1 ran over Tee
9. Station 44/ Amenity Pool (Spray) – Repaired 1 broken/ clogged irrigation head

ADDITIONAL ITEMS:

Please see the attached estimates for the request RFPs.

1. Plant and Tree Warranty List
2. Estimate for replacement of non-warranty plants
3. Estimate for replacement of non-warranty trees.
4. Copy of Irrigation Wet Check Inspection
5. Copy of Lethal Bronzing information

PLANT WARRANTY LIST:

<u>Plant Type</u>	<u>Size</u>	<u>Total</u>	<u>Warranty</u>	<u>Non-Warranty</u>
Allamanda	3 gal	220	0	220
Bougainvillea	3 gal	100	0	100
Cardboard Palms	7 gal	265	56	209
Chinese Fringe Flower	3 gal	125	27	98
Coontie Palms	7 gal	75	18	57
Fire Bush	3 gal	75	30	45
Flax Lilly	1 gal	275	52	223
Gardenia	30 gal	1	1	0
Helen Johnson	3 gal	200	100	100
Japanese Blueberry Tree	15 gal	10	3	7
Juniper	3 gal	100	22	78
Laurustinus	3 gal	50	18	32
Schillings	3 gal	20	20	0
Sweet Viburnum	3 gal	350	106	244
Thryallis	3 gal	325	0	325

TREE WARRANTY LIST:

<u>Tree Type</u>	<u>Size</u>	<u>Total</u>	<u>Warranty</u>	<u>Non-Warranty</u>
Sabal Palms	12 ft	24	7	14
Sylvester Palms	12 ft	2	0	2


Cornerstone
 Hardscapes Division
 14620 Bellamy Brothers Blvd
 Dade City, FL 33523 US

ESTIMATE

DATE 1/14/2022 ESTIMATE # EST-0000

BILL TO
 Brian Howell
 Meritus Corp
 2005 Pan Am Circle Ste 300
 Tampa, FL

SHIP TO
 Ventana Groves
 Riverview, FL

DESCRIPTION	QTY	RATE	AMOUNT
Cornerstone Solutions Group proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:	1.00	0.00 \$	-
Replace 3 gal Allamanda	220.00	0.00 \$	-
Replace 3 gal Bougainvillea	100.00	0.00 \$	-
Replace 7 gal Cardboard Palms	209.00	0.00 \$	-
Replace 3 gal Chinese Fringe Flower	96.00	0.00 \$	-
Replace 7 gal Coontie Palms	57.00	0.00 \$	-
Replace 3 gal Fire Bush	45.00	0.00 \$	-
Replace 1 gal Flax Lilly	223.00	0.00 \$	-
Replace 30 gal Gardenia	0.00	0.00 \$	-
Replace 3 gal Helen Johnson	100.00	0.00 \$	-
Replace 15 gal Japanese Blueberry Tree	7.00	0.00 \$	-
Replace 3 gal Juniper	78.00	0.00 \$	-
Replace 3 gal Laurustinus	32.00	0.00 \$	-
Replace 3 gal Schillings	0.00	0.00 \$	-
Replace 3 gal Sweet Viburnum	244.00	0.00 \$	-
Replace 3 gal Thryallis	325.00	0.00 \$	-

Total \$ 5,436.00

Date _____ Signature _____



Cornerstone
 Hardscapes Division
 14620 Bellamy Brothers Blvd
 Dade City, FL 33523 US

ESTIMATE

DATE
1/14/2022

ESTIMATE #
EST-0000

BILL TO

Brian Howell
 Meritus Corp
 2005 Pan Am Circle Ste 300
 Tampa, FL

SHIP TO

Ventana Groves
 Riverview, FL

DESCRIPTION	QTY	RATE	AMOUNT
Cornerstone Solutions Group proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:	1.00	0.00 \$	-
Replace 12 ft Sabal Palms	14.00	0.00 \$	-
Replace 12 ft Sylvester Palms	2.00	0.00 \$	-

Total

\$ 2,100.00

Date _____

Signature _____



WET CHECK REPORT:

STATION	COMMUNITY		IRRIGATION TYPE	BROKEN/CLOSED HEADS	MISSING HEADS	SUNKEN/CROOKED HEADS	MIXED HEADS/NOZZLES	HIGH PRESSURE	LOW PRESSURE	OVERSPRAY	IMPROPER SPACING	BROKEN PIPE/FITTINGS	OTHER	NOTES
	CONTROLLER TYPE	CONTROLLER LOCATION												
1	R side		D											1 cut drip
2	Center		S	1										
3														
4														
5														
6														
7														
8														
9	Center I		D											1 TEE stepped on
10	Center II		D											1 TEE stepped on
11	Center III		D											1 TEE stepped on
12														
13														
14														
15														
16														
17														
18														
19														
20														

Ventana

12-27-21

CLOCK A Ventana Rd

12-27-21
Irrigation Worksheet Report

Ventana

Clock C Fern Hill Rd

STATION	COMMUNITY		IRRIGATION TYPE	BROKEN/CLOGGED HEADS	MISSING HEADS	SUNKEN/CROOKED HEADS	MOVED HEADS/NOZZLES	HIGH PRESSURE	LOW PRESSURE	OVERSPRAY	IMPROPER SPACING	BROKEN PIPE/FITTINGS	OTHER	NOTES
	CONTROLLER TYPE	CONTROLLER LOCATION												
1														
2														
3														
4														
5														
6														
7			R side S											1 Zone down bad decoder
8														
9														
10														
11														
12			L side D											1 TEE stepped on
13														
14														
15														
16														
17			pool S 1											
18														
19														
20														

STATION	COMMUNITY		IRRIGATION TYPE	BROKEN/CLOGGED HEADS	MISSING HEADS	SUNKEN/CROOKED HEADS	MIXED HEADS/NOZZLES	HIGH PRESSURE	LOW PRESSURE	OVERSPRAY	IMPROPER SPACING	BROKEN PIPE/FITTINGS	OTHER	NOTES
	CONTROLLER TYPE	CONTROLLER LOCATION												
41 L. Side D														TEE RAN OVER
1														
2														
3														
4														
5														
6														
7														
8														
9														
10														
11														
12														
13														
14														
15														
16														
17														
18														
19														
20														

Ventana

CLOCK B

14-27-21

Irrigation System Check Report

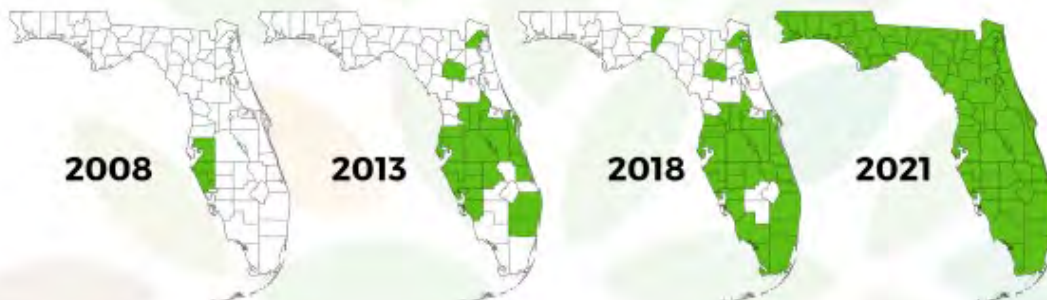
1/15/2020

PREVENTING LETHAL BRONZING DISEASE IN PALMS



THE SPREAD OF LETHAL BRONZING IN FLORIDA

Lethal Bronzing has spread rapidly throughout Florida since its introduction to the state as seen in the image below. Preventative treatments should be considered regardless of the detection of Lethal Bronzing on or near a property.



PALM TREES SHOWING SYMPTOMS OF LETHAL BRONZING



Making Land Beautiful.

FLCornerstone.com

WHAT YOU CAN DO: OTC TRUNK INJECTIONS



ABOUT LETHAL BRONZING DISEASE

Lethal Bronzing is a phytoplasma disease that infects the vascular tissue within the trunk of infected palms preventing the movement of water and nutrients and eventually resulting in the death of the infected palm. The disease is spread by an insect called a Planthopper allowing for the widespread movement of this disease throughout Florida. This disease has a wide host range identified by University of Florida laboratory testing. The following list are the current species identified by UF as hosts of this disease, those marked with an asterisk are the species that are most frequently infected and those which have a value that justifies the expense of trunk injections:

CURRENT SPECIES IDENTIFIED BY UF AS HOSTS OF THIS DISEASE

<i>Adonidia merrillii</i>	Christmas Palm
<i>Bismarckia nobilis</i>	Bismarck Palm
<i>Butia capitata</i>	Pindo Palm
<i>Carpentaria acuminata</i>	Carpentaria Palm
<i>Cocos nucifera</i>	Coconut Palm
<i>Livistona chinensis</i>	Chinese Fan Palm
<i>Phoenix canariensis</i>	Canary Island Date Palm*
<i>Phoenix dactylifera</i>	Edible Date Palm*

<i>Phoenix reobelini</i>	Pygmy Date Palm
<i>Phoenix sylvestris</i>	Sylvester Palm*
<i>Prithardia pacifica</i>	Fiji Fan Palm
<i>Pseudophoenix sargentii</i>	Buccaneer Palm
<i>Sabal mexicana</i>	Mexican Palmetto
<i>Sabal palmetto</i>	Cabbage Palm
<i>Syagrus romanzoffiana</i>	Queen Palm
<i>Trachycarpus fortunei</i>	Chinese Windmill Palm

Unlike other fatal palm diseases Lethal Bronzing can be prevented with trunk injections of the antibiotic Oxytetracycline(OTC). The University of Florida recommends injections every 3-4 months for the life of the palm, however for the best preventative control Cornerstone recommends injections every 3 months for a total of 4 per year. The injections are made by drilling a small hole into the trunk and inserting a plastic valve into the hole through which the OTC is injected. Each injection site can be used twice for a total of two holes in the trunk per year.

Although OTC provides very good control of Lethal Bronzing there is still a small possibility that a treated palm can become infected. Therefore Cornerstone cannot provide any warranty for treated palms. The injection sites also create wounds in the trunk which can be potential entry points for other palm diseases such as Thielaviopsis Trunk Rot and Ganoderma Butt Rot. The risk of infection with these other diseases is low but must be considered when deciding whether to start injecting palms. The cost of injections, replacement cost of palms, and the risk of infection through injections sites must all be weighed by the client when considering starting an OTC injection program.

Making Land Beautiful.

FLCornerstone.com

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

December 2, 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, December 2, 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, December 2, 2021 at 2:10 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	
Rick Reidt	District Manager, Meritus	
Vanessa Steinerts	District Counsel, Straley Robin Vericker	
Tonja Stewart	District Engineer, Stantec	<i>via conference call</i>

There was one audience member in attendance via conference call.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. BUSINESS ITEMS

A. Discussion on Landscaping True-Up Letter – Cornerstone

The Board discussed the landscaping true-up letter. Supervisor Evans said they will do an analysis on the warranties that need to be covered. Mr. Howell will have an onsite meeting with the Cornerstone team and District management team on December 14, 2021 and then will come back to the Board at the January meeting with what needs to happen.

B. General Matters of the District

There were no general matters to discuss at this time.

48
49 **4. CONSENT AGENDA ITEMS**

50 **A. Consideration of Minutes of the Regular Meeting November 4, 2021**

51 **B. Consideration of Operations and Maintenance Expenditures October 2021**

52 **C. Review of Financial Statements for Month Ending October 31, 2021**

53
54 The Board reviewed the Consent Agenda items.
55

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

62
63
64 **5. VENDOR AND STAFF REPORTS**

65 **A. District Counsel**

66 **B. District Engineer**

67
68 There were no additional reports from Counsel or the Engineer.
69

70 **C. District Manager**

71
72 Mr. Lamb noted that the community will have a field manager. He also stated that the January
73 meeting will likely need to be moved to the following week due to the holidays and vendor response
74 on needed items. Staff will coordinate with the Board on scheduling.
75

76
77 **6. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
78

79 There were no audience questions or comments.
80

81
82 **7. SUPERVISOR REQUESTS**
83

84 There were no supervisor requests.
85
86
87

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

Signature

Printed Name

Printed Name

Title:

☐ **Chair**

☐ **Vice Chair**

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	11123	\$ 13,617.28		Management Service - December
Zebra Cleaning Team Inc.	4694.	850.00		Pool Cleaning Service - December
Monthly Contract Sub-Total		\$ 14,467.28		

Variable Contract				
Supervisor: Jeff Hills.	JH 120221	\$ 200.00		Supervisor Fee - 12/02/2021
Supervisor: Kelly Evans	KE 120221	200.00		Supervisor Fee - 12/02/2021
Supervisor: Nicholas Dister	ND 120221	200.00		Supervisor Fee - 12/02/2021
Supervisor: Ryan Motko	RM 120221	200.00		Supervisor Fee - 12/02/2021
Variable Contract Sub-Total		\$ 800.00		

Utilities				
BOCC	6511068430 121521	\$ 248.66		Water Service Thru 12/10/2021
Spectrum	091950502120221 120221	137.96		Internet Service Thru 12/31/2021
Tampa Electric	221007554073 120721	272.81		Electric Service Thru 12/01/2021
Tampa Electric	221007754494 120721	27.87		Electric Service Thru 12/01/2021
Tampa Electric	221007762638 120721	2,800.26		Electric Service Thru 12/01/2021
Tampa Electric	221007764683 120721	1,021.73		Electric Service Thru 12/01/2021
Tampa Electric	221007860432 120721	449.65		Electric Service Thru 12/01/2021
Tampa Electric	221007884853 120721	343.90		Electric Service Thru 12/01/2021
Tampa Electric	221007934898 120721	888.05		Electric Service Thru 12/01/2021
Tampa Electric	221008001598 120721	1,191.47		Electric Service Thru 12/01/2021
Tampa Electric	221008025530 120721	1,369.35		Electric Service Thru 12/01/2021
Tampa Electric	221008040141 120721	1,702.87	\$ 10,067.96	Electric Service Thru 12/01/2021
Utilities Sub-Total		\$ 10,454.58		

Regular Services				
-------------------------	--	--	--	--

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Action Security, Inc.	19283	\$ 125.00		Security Service - 12/01/2021
Ashley Noplis	AN 122721	9.66		Reimbursement For Holiday Supplies - 12/27/2021
Code Enforcement	WR2102978	500.00		Violation - 12/02/2021
Don Harrison Enterprises	2835	3,895.00		Routine Maintenance - 12/1/2021
Egis	14411	22,445.00		Policy Renewal Thru 10/01/2022
First Choice Aquatic Weed Management	66155	826.00		Waterway Service - 12/23/2021
Ilayaraja Rengasamy	IR 122121	200.00		Clubhouse Deposit Refund - 12/21/2021
Jahyra Rivera.	JR 120121	350.00		Christmas Event - 12/01/2021
Joel Barnum	JB 121421	200.00		Clubhouse Deposit Refund - 12/14/2021
Juan Carlos Reyes	JCR 121621	39.50		Reimbursement For Holiday Supplies - 12/16/2021
Neptune Multi Services LLC	5382	650.00		Trash Pickup Thru 10/29/2021
Neptune Multi Services LLC	5383	390.00	\$ 1,040.00	Trash Pickup Thru 11/19/2021
Rene Guzman-Aduris	RG 120721	200.00		Clubhouse Deposit Refund - 12/7/21
Republic Services	0696 000995698	131.30		Waste Management - 12/17/2021
Simone Hamilton	SH 122021	200.00		Clubhouse Deposit Refund - 12/20/2021
Spearem Enterprises	5089	750.00		Pressure Wash - 12/20/2021
Spearem Enterprises	5090	395.00		Material And Labor - 12/20/2021
Spearem Enterprises	5091	225.00		Pickup And Delivery - 12/20/2021
Spearem Enterprises	5092	95.00		Fence Repair - 12/20/2021
Spearem Enterprises	5093	95.00		Fence Repair - 12/20/2021
Spearem Enterprises	5101	654.00		Cleaning And Labor Thru 12/20/2021
Spearem Enterprises	5102	80.00		Lockbox Installation - 12/20/2021
Spearem Enterprises	5114	255.00	\$ 2,549.00	Empty Dog Waste - Thru 12/20/2021
Straley Robin Vericker	20642	875.00		Professional Service Thru 11/15/2021
Tree Farm 2, Inc	10 128942	4,909.00		Mulch Tree Trimming - 11/30/2021

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Tree Farm 2, Inc	10 129174	10,996.00	\$ 15,905.00	Landscape Maintenance - 12/1/2021
Regular Services Sub-Total		\$ 49,490.46		
Additional Services				
Jahyra Rivera	JR 121621	\$ 14.78		Reimbursement for Holiday Supplies - 12/16/2021
Additional Services Sub-Total		\$ 14.78		
TOTAL:		\$ 75,227.10		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

INVOICE NO.: 11123

DATE: 12/14/2021

DUE DATE: 12/14/2021

BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services December		3,750.00
	Website Administration December		125.00
3	Field Management October, November, December	1,200.00	3,600.00
3	Accounting Services October, November, December	562.50	1,687.50
3	Dissemination Services October, November, December	700.00	2,100.00
	Personnel Services - On-Site Staff December		2,333.33
	Postage October		7.95
90	Copies BW October	0.15	13.50
SUBTOTAL			13,617.28
NEW CHARGES			
TOTAL			13,617.28



DATE: DECEMBER 8, 2021
INVOICE #4694
EXPIRATION DATE

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

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

[illegible]

Comments:

Ventana CDD December 2,
MEETING DATE: ~~November 24~~, 2021
DMS Staff Signature BC

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	Payment Amount
Jeff Hills	✓	Salary Accepted	\$ 200.00
Vacant		Salary Waived	\$ 0
Nicholas Dister	✓	Salary Accepted	\$ 200.00
Kelly Evans	✓	Salary Accepted	\$ 200.00
Ryan Motko	✓	Salary Accepted	\$ 200.00

JH 120221

Ventana CDD December 2,
MEETING DATE: ~~November 24~~, 2021
DMS Staff Signature BC

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	Payment Amount
Jeff Hills	✓	Salary Accepted	\$ 200.00
Vacant		Salary Waived	\$ 0
Nicholas Dister	✓	Salary Accepted	\$ 200.00
Kelly Evans	✓	Salary Accepted	\$ 200.00
Ryan Motko	✓	Salary Accepted	\$ 200.00

KE 120221

Ventana CDD December 2,
MEETING DATE: ~~November 24~~, 2021
DMS Staff Signature BC

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	Payment Amount
Jeff Hills	✓	Salary Accepted	\$ 200.00
Vacant		Salary Waived	\$ 0
Nicholas Dister	✓	Salary Accepted	\$ 200.00
Kelly Evans	✓	Salary Accepted	\$ 200.00
Ryan Motko	✓	Salary Accepted	\$ 200.00

ND 120221

Ventana CDD December 2,
MEETING DATE: ~~November 24~~, 2021
DMS Staff Signature BC

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	Payment Amount
Jeff Hills	✓	Salary Accepted	\$ 200.00
Vacant		Salary Waived	\$ 0
Nicholas Dister	✓	Salary Accepted	\$ 200.00
Kelly Evans	✓	Salary Accepted	\$ 200.00
Ryan Motko	✓	Salary Accepted	\$ 200.00

Rm 120221



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
VENTANA CDD	6511068430	12/15/2021	01/05/2022

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	11/08/2021	6086	12/10/2021	6257	17100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$51.64
Water Base Charge	\$17.30
Water Usage Charge	\$27.75
Sewer Base Charge	\$41.85
Sewer Usage Charge	\$92.17
Total Service Address Charges	\$235.69

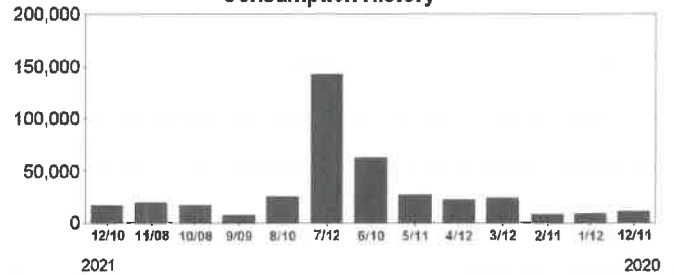
Miscellaneous Charges

Late Payment Charge	\$12.97
Total Miscellaneous Charges	\$12.97

Summary of Account Charges

Previous Balance	\$259.39
Net Payments - Thank You	\$-259.39
Bill Adjustments	\$12.97
Total Account Charges	\$235.69
AMOUNT DUE	\$248.66

Consumption History



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6511068430

Hillsborough
County Florida

Received
DEC 22 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

4,828 8

DUE DATE	01/05/2022
AMOUNT DUE	\$248.66
AMOUNT PAID	

December 2, 2021
Invoice Number: 091950502120221
Account Number: 0050919505-02
Security Code: 2302
Service At: 11101 VENTANA GROVES BLVD
RIVERVIEW, FL 33578-9426

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

Summary *Services from 12/01/21 through 12/31/21
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 12/18/21	\$137.96

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.

REMITTANCE PAYMENT NAME CHANGE: The name of the company that you remit payment to for your monthly Spectrum Business services will be updated to Charter Communications. The new name is included on this month's billing statement. **To ensure your payments are received and processed on time, please update any bill-payment software or service that your business may use to reflect this new name.** You can download an updated W9 at www.SpectrumBusiness.net/W9.



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



Received
DEC 09 2021

December 2, 2021

VENTANA CDD

Invoice Number: 091950502120221
Account Number: 0050919505-02
Service At: 11101 VENTANA GROVES BLVD
RIVERVIEW, FL 33578-9426

Total Due by 12/18/21	\$137.96
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2021

Account: 221007554076

VENTANA COMMUNITY DEVELOPMENT DISTRICT
10370 SYMMES RD
RIVERVIEW, FL 33578



Current month's charges:	\$272.81
Total amount due:	\$272.81
Payment Due By:	12/28/2021

Your Account Summary

Previous Amount Due	\$203.72
Payment(s) Received Since Last Statement	-\$203.72
Current Month's Charges	\$272.81
Total Amount Due	\$272.81



Donate today to help pay energy bills
for families in need in our community.

tampaelectric.com/share

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

One Less Worry :)

Paperless = Worry less! **Free eBill signup:** tampaelectric.com/paperless



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



See reverse side for more information

Account: 221007554076

Current month's charges:	\$272.81
Total amount due:	\$272.81
Payment Due By:	12/28/2021

Amount Enclosed \$
621754062931

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 INVOICE

tampaelectric.com



Account: 221007554076
Statement Date: 12/07/2021
Current month's charges due 12/28/2021



Details of Charges – Service from 10/30/2021 to 12/01/2021

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	12/01/2021	20,841		18,498		2,343 kWh	1	33 Days

Basic Service Charge		\$18.06
Energy Charge	2,343 kWh @ \$0.06076/kWh	\$142.36
Fuel Charge	2,343 kWh @ \$0.04255/kWh	\$99.69
Storm Protection Charge	2,343 kWh @ \$0.00251/kWh	\$5.88
Florida Gross Receipt Tax		\$6.82

Electric Service Cost

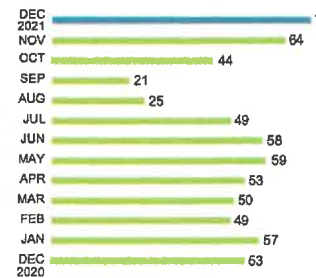
\$272.81

Total Current Month's Charges

\$272.81

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00000053-0001175-Page 28 of 62



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2021

Account: 221007754494

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

Current month's charges:	\$27.87
Total amount due:	\$27.87
Payment Due By:	12/28/2021

Your Account Summary

Previous Amount Due	\$26.01
Payment(s) Received Since Last Statement	-\$26.01
Current Month's Charges	\$27.87
Total Amount Due	\$27.87



Donate today to help pay energy bills
for families in need in our community.

tampaelectric.com/share

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

One Less Worry :)

Paperless = Worry less! **Free eBill signup:** tampaelectric.com/paperless



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



See reverse side for more information

Account: 221007754494

Current month's charges:	\$27.87
Total amount due:	\$27.87
Payment Due By:	12/28/2021

Amount Enclosed \$ 622988623430

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 INVOICE

tampaelectric.com



Account: 221007754494
Statement Date: 12/07/2021
Current month's charges due 12/28/2021



Details of Charges – Service from 10/30/2021 to 12/01/2021

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	12/01/2021	3,810		3,724		86 kWh	1	33 Days

Basic Service Charge
 Energy Charge
 Fuel Charge
 Storm Protection Charge
 Florida Gross Receipt Tax

86 kWh @ \$0.06076/kWh
 86 kWh @ \$0.04255/kWh
 86 kWh @ \$0.00251/kWh

\$18.06
 \$5.23
 \$3.66
 \$0.22
 \$0.70

Electric Service Cost

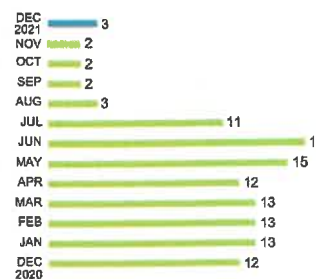
\$27.87

Total Current Month's Charges

\$27.87

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2021

Account: 221007762638

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



Current month's charges:	\$2,800.26
Total amount due:	\$2,800.26
Payment Due By:	12/28/2021

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

00000053-0001186-Page 51 of 62



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for families in need in our community.

tampaelectric.com/share

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

One Less Worry :)

Paperless = Worry less! **Free eBill signup:** tampaelectric.com/paperless



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007762638

Current month's charges:	\$2,800.26
Total amount due:	\$2,800.26
Payment Due By:	12/28/2021
Amount Enclosed	\$

622988623431

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 INVOICE

tampaelectric.com



Account: 221007762638
Statement Date: 12/07/2021
Current month's charges due 12/28/2021



Details of Charges – Service from 10/30/2021 to 12/01/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 33 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

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2021

Account: 221007764683

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



Current month's charges:	\$1,021.73
Total amount due:	\$1,021.73
Payment Due By:	12/28/2021

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



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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:	12/28/2021

Amount Enclosed \$
622988623432

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 INVOICE

tampaelectric.com



Account: 221007764683
Statement Date: 12/07/2021
Current month's charges due 12/28/2021



Details of Charges – Service from 10/30/2021 to 12/01/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 33 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

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2021

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:	12/28/2021

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



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for families in need in our community.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007860432

Current month's charges:	\$449.65
Total amount due:	\$449.65
Payment Due By:	12/28/2021

Amount Enclosed \$

622988623433

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 INVOICE

tampaelectric.com



Account: 221007860432
Statement Date: 12/07/2021
Current month's charges due 12/28/2021



Details of Charges – Service from 10/30/2021 to 12/01/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 33 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

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2021

Account: 221007884853

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

Current month's charges:	\$343.90
Total amount due:	\$343.90
Payment Due By:	12/28/2021

Your Account Summary

Previous Amount Due	\$307.54
Payment(s) Received Since Last Statement	-\$307.54
Current Month's Charges	\$343.90
Total Amount Due	\$343.90



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for families in need in our community.

tampaelectric.com/share

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One Less Worry :)

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007884853

Current month's charges:	\$343.90
Total amount due:	\$343.90
Payment Due By:	12/28/2021

Amount Enclosed \$

622988623434

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 INVOICE

tampaelectric.com



Account: 221007884853
Statement Date: 12/07/2021
Current month's charges due 12/28/2021



Details of Charges – Service from 10/30/2021 to 12/01/2021

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	12/01/2021	36,907		33,909		2,998 kWh	1	33 Days

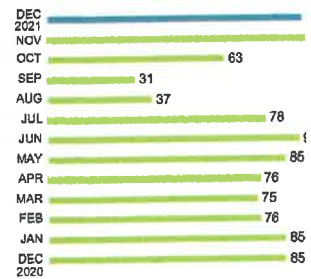
Basic Service Charge		\$18.06
Energy Charge	2,998 kWh @ \$0.06076/kWh	\$182.16
Fuel Charge	2,998 kWh @ \$0.04255/kWh	\$127.56
Storm Protection Charge	2,998 kWh @ \$0.00251/kWh	\$7.52
Florida Gross Receipt Tax		\$8.60
Electric Service Cost		\$343.90

Total Current Month's Charges

\$343.90

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2021

Account: 221007934898

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



Current month's charges:	\$888.05
Total amount due:	\$888.05
Payment Due By:	12/28/2021

Your Account Summary

Previous Amount Due	\$819.20
Payment(s) Received Since Last Statement	-\$819.20
Current Month's Charges	\$888.05
Total Amount Due	\$888.05



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for families in need in our community.

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

One Less Worry :)

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007934898

Current month's charges:	\$888.05
Total amount due:	\$888.05
Payment Due By:	12/28/2021

Amount Enclosed \$ 622988623435

Received

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

MAIL PAYMENT TO: **DEC 15 2021**
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318



ACCOUNT INVOICE

tampaelectric.com



Account: 221007934898
Statement Date: 12/07/2021
Current month's charges due 12/28/2021



Details of Charges – Service from 10/30/2021 to 12/01/2021

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

Rate Schedule: General Service Demand - Standard

Meter Location: CLUB HOUSE

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Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000813331	12/01/2021	86,969	77,257	9,712 kWh	1	33 Days
1000813331	12/01/2021	19.06	0	19.06 kW	1	33 Days

Basic Service Charge		\$30.10
Demand Charge	19 kW @ \$10.92000/kW	\$207.48
Energy Charge	9,712 kWh @ \$0.01589/kWh	\$154.32
Fuel Charge	9,712 kWh @ \$0.04255/kWh	\$413.25
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	9,712 kWh @ \$0.00265/kWh	\$25.74
Florida Gross Receipt Tax		\$22.20

Electric Service Cost

\$888.05

Total Current Month's Charges

\$888.05

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2021

Account: 221008001598

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

Current month's charges:	\$1,191.47
Total amount due:	\$1,191.47
Payment Due By:	12/28/2021

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



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for families in need in our community.

tampaelectric.com/share

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008001598

Current month's charges:	\$1,191.47
Total amount due:	\$1,191.47
Payment Due By:	12/28/2021

Amount Enclosed \$

630396024605

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 INVOICE

tampaelectric.com



Account: 221008001598
Statement Date: 12/07/2021
Current month's charges due 12/28/2021



Details of Charges – Service from 10/30/2021 to 12/01/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 33 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

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2021

Account: 221008025530

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



Current month's charges:	\$1,369.35
Total amount due:	\$1,369.35
Payment Due By:	12/28/2021

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



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008025530

Current month's charges:	\$1,369.35
Total amount due:	\$1,369.35
Payment Due By:	12/28/2021

Amount Enclosed \$

630396024606

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 INVOICE

tampaelectric.com



Account: 221008025530
Statement Date: 12/07/2021
Current month's charges due 12/28/2021



Details of Charges – Service from 10/30/2021 to 12/01/2021

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 33 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

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2021

Account: 221008040141

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



Current month's charges:	\$1,702.87
Total amount due:	\$1,702.87
Payment Due By:	12/28/2021

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008040141

Current month's charges:	\$1,702.87
Total amount due:	\$1,702.87
Payment Due By:	12/28/2021

Amount Enclosed \$

630396024607

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 INVOICE

tampaelectric.com



Account: 221008040141
Statement Date: 12/07/2021
Current month's charges due 12/28/2021



Details of Charges – Service from 10/30/2021 to 12/01/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 33 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

00000053-0001166-Page 11 of 62

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
19283	12/01/2021	\$125.00	12/01/2021	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 notes:
11/6/19
N 539w

DISTRICT CHECK REQUEST FORM

Today's Date **December 27, 2021**

District Name **Ventana CDD**

Check Amount **\$9.66**

Payable: **Ashley Noplis**

Mailing Address **10737 Green Harvest Dr.**
 Riverview, FL 33578

Check Description **reimburse for holiday supplies**

Special Instructions

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

Brian Howell
Approved Signature

DM	_____
Fund	_____
G/L	
Object Cd	
CK #	_____
Date	_____

Gandy - 813-835-8333
3625 W Gandy Blvd
Tampa, Florida 33611-2607
12/10/2021 11:00 AM



ELECTRONICS
58383428 BLU-RAY T \$8.99
Regular Price \$9.99
Return by 01/24/2022

SUBTOTAL \$8.99
T = FL TAX 7.50000 on \$8.99 \$0.67
TOTAL \$9.66
*2580 VISA CHARGE \$9.66
AID: A0000000031010
VISA DEBIT
AUTH CODE: 070011

Your Target Circle earnings are in!
Open the Target App or visit
Target.com/Circle to see your benefits.

TOTAL SAVINGS THIS TRIP
\$1.00

REC#2-1344-1051-0162-2788-9 VCD#754-250-250

Help make your Target Run better.
Take a 2 minute survey about today's trip

Informtarget.com
Use ID: 7865 5894 9983
Password: 772 111



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: WR2102978
Invoice Date: 12-02-2021
Parcel Number: 077192.6842

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	11/30/2021	7:12 AM	\$500.00

TOTAL AMOUNT DUE: \$500.00

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

PO BOX 1110
Tampa, FL 33601

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

VENTANA COMMUNITY DEVELOPMENT DISTRICT

2005 PAN AM CIR STE 120
TAMPA, FL 33607-2529

NOTICE OF VIOLATION
WATER USE RESTRICTION
12-02-2021

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: WR2102978
Location:
Parcel Number: 077192.6842
Violation: 1: WATERING DURING RESTRICTED HOURS
Violation Dated: 11/30/2021 - 7:12 AM
Penalty Amount: \$500.00

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

Please purchase PDF Split-Merge on www.verypdf.com to remove this watermark.

Don Harrison Enterprises

2510 Priscilla Court
Lutz, FL 33559
(813) 363-6286

TO: Brian Howell

Job Name: Ventana Clubhouse

Job Address:

Description: lighting for (3) Gazebo's in back area of pool for Security lighting & Camera's.

Proposal / Estimate

All labor and materials to supply and install (3) L.E.D. lights , One for each of the (3) Gazebo's located in the backside of pool area for security & Camera's. New lights to be mounted underneath each gazebo in the center towards the top of the roofs to give off adequate lighting, but not obstruct or blind out the camera's at night by direct lighting. Lights to be photo-cell controlled.

We hereby propose to furnish materials and labor-complete in accordance with the above specifications or scope of work for the sum of \$ 3,895.00 Three thousand, eight hundred, ninety five dollars.

Payment to be made as follows: 15 net term billing upon completion.

All material is guaranteed to be as specified. All work to be done in a workmanlike manner according to standard practices. Any alteration or deviation from the above specification or scope of work involving extra cost will be executed only upon a written change order and will become an extra cost over the above estimate. All agreements contingent upon strikes, Accidents, or delays beyond our control. Owner to carry fire, Tornado, and other necessary insurance. All invoices are due and payable 30 days of date of invoice. Any delinquent accounts will be subject to a monthly service charge of 12% per month. Should we incur any cost or expense in collecting per the terms of this agreement, the undersigned agrees to pay all cost and expenses including reasonable attorney fees.

Acceptance of proposal: The above prices, Specification and conditions are satisfactory and hereby accepted. You are authorized to proceed with the work as specified. Payment will be outlined above.

Signature _____ Date _____

Authorized Signature _____ Date _____

Approved by Brian Howell



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

INVOICE

Customer	Ventana Community Development District
Acct #	770
Date	09/13/2021
Customer Service	Charisse Bitner
Page	1 of 1

Payment Information	
Invoice Summary	\$ 22,445.00
Payment Amount	
Payment for:	Invoice#14411
100121328	

Thank You

Please detach and return with payment



Customer: Ventana Community Development District

Invoice	Effective	Transaction	Description	Amount
14411	10/01/2021	Renew policy	Policy #100121328 10/01/2021-10/01/2022 Florida Insurance Alliance Package - Renew policy Due Date: 9/13/2021 <i>\$17010. prop.</i> <i>\$2989. gen. liab</i> <i>\$2446. pub. off</i>	22,445.00
				Total
				\$ 22,445.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC	(321)233-9939	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	09/13/2021

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020


Fax: 407-859-3275

Date	Invoice #
12/23/2021	66155

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	1/22/2022

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

Thank you for your business.

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



Job Name:

Customer: FCA - VENTANA CDD

Date: 12/21/2021

Time: 09:34 AM

Customer Signature:

CLARITY

 $\square > 4'$

FLOW

☐ Visible

METHOD

☒ Backpack☐ Truck

CARP PROGRAM

☐ Barrier Inspected

WATER LEVEL

☐ Low

WEATHER

☒ Rainy

FISH and WILDLIFE OBSERVATIONS

☐ Bream

☒ Egrets☒ 1bis

□ Turtles

NATIVE WETLAND HABITAT MAINTENANCE

☐ Blue Flag Iris☐ Cordgrass

☐ Lily

Beneficial Vegetation Notes:

☒ Soft Rush

DISTRICT CHECK REQUEST FORM

Today's Date **December 21, 2021**

District Name **Ventana CDD**

Check Amount **\$200**

Payable: **Ilayaraja Rengasamy**
Mailing Address: **18587 Bridle Club DR.Tampa, FL 33647-1787**

Check Description **Clubhouse Deposit Refund**

Special Instructions

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

Approved Signature

DM	_____
Fund	_____
G/L	22000
Object Cd	
CK #	_____
Date	_____

ILAYARAJA RENGASAMY
18587 BRIDLE CLUB DR
TAMPA FL 33847-1787

1082

51-57/19 CT
18486

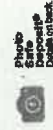
11.17.2021 Date

\$ 200.00

Pay To The Order Of VENTANA CDD

two hundred only

Dollars



Bank of America

ACH R/T 01900571

For Club house deposit

P. J. Rengasamy

⑆011900571⑆ 3850149155471082

Handwritten Check

**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, ILAYARAJA RENHARJY, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: 10917 Green Harvest Drive.
Purpose: Born Birthday Party
Date of Event: 12/19/21 Phone: 469-262-8215
Time of Event (ALL Events shall end by 11:00 p.m.): 10 am to 9 pm
Extra Hours Required (\$25.00 per every (1) hour):
Number of Attendees (NOT TO EXCEED 40): 40 Guest
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: 11 / 12 / 2021

NAME OF ISSUER: ILAYDRAJA RENIGANY

ADDRESS: 10912 Green hamlet Dr
RIVERVIEW - 33578

HOME PHONE: () -

CELL PHONE: (409) 242-8215

DRIVER LICENSE NUMBER: P-522-400-80-125-0
(Attach copy of license)

PLACE OF EMPLOYMENT: _____

WORK PHONE: () -

AMOUNT OF CHECK: \$ 250

REASON FOR CHECK: Deposit of Rent

Date

11.17.2021

Applicant Printed Name

J. Ayala & Son, Inc.

Applicant Signature

J. Ayala

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

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

VENTANA
COMMUNITY DEVELOPMENT DISTRICT

DISTRICT CHECK REQUEST FORM

Today's Date **December 1, 2021**

District Name **Ventana CDD**

Check Amount **\$350.00**

Payable: **Jahyra Rivera**

Mailing Address

Check Description **Christmas Event for Ventana CDD**

Special Instructions

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

Brian Howell
Approved Signature

DM	_____
Fund	_____
G/L	
Object Cd	53900/6403
CK #	_____
Date	_____

Teresa Farlow

From: Brian Howell
Sent: Tuesday, November 30, 2021 10:10 AM
To: 'Ventana Clubhouse'; Teresa Farlow
Subject: RE: Ventana Christmas event!

Teresa can we get a petty heck made out to Jahyra for \$350 this week. Thanks

From: Ventana Clubhouse <ventanaclubhouse@gmail.com>
Sent: Monday, November 29, 2021 5:12 PM
To: Brian Howell <brian.howell@merituscorp.com>
Subject: Re: Ventana Christmas event!

Jc and I decided on the 11th of December for the Christmas Event. It will be next week saturday. Thank you Respectfully Jahyra R

On Mon, Nov 29, 2021 at 5:10 PM Ventana Clubhouse <ventanaclubhouse@gmail.com> wrote:

Good afternoon Brian, For the petty cash i am going to need 350.00. Thank you Respectfully Jahyra R



Jahyra Rivera

Amenity Manager

Ventana Clubhouse

Office Hours, Mon 2pm-6pm, Tues 9am-1pm, Wed 2pm-6pm

Thurs 9am-1pm, Friday 2pm-6pm

11101 Ventana Grove Blvd

Phone: 813-415-5633

DISTRICT CHECK REQUEST FORM

Today's Date **December 14, 2021**

District Name **Ventana CDD**

Check Amount **\$200**

Payable: **Joel Barnum**

Mailing Address:

Check Description **Clubhouse Deposit Refund**

Special Instructions

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

Reginald Cummings
Approved Signature

DM	_____
Fund	_____
G/L	22000
Object Cd	
CK #	_____
Date	_____

7888
63-8325/2631

13502 Palm Dr
Tampa, Florida 33612

16-4-21

\$50.00

DOLLARS

Photo
Bank
Deposit
Debit Card

15302 Palm 00
Tampa, Florida 33612



Reg Clubhouse Postoffice *Leah Brown*
10000 N. 10th Ave.
Tampa, Florida 33612

1:263183159:007000000207407888

63-93152-631
7887

PAY TO THE ORDER OF
EUSE
 13322 USF Federal Drive
 Tampa, Florida 33613

10-4-2

\$ 100.00

DOLLARS

Photo Safe Depalle

13322 VIZ PUBLISHER
Tampa, Florida 33611

Mr. Clobbhouse Rental Deposit Lee Turner

11 263 183 159 007000002074107887

**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, Joe BARNUM, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: 10714 GREEN HARVEST DR.
Purpose: Wife's Birthday
Date of Event: 12/4/21 Phone: 813-
Time of Event (ALL Events shall end by 11:00 p.m.): 4pm - 8pm
Extra Hours Required (\$25.00 per every (1) hour): 0
Number of Attendees (NOT TO EXCEED 40): 40 people.
5. The District has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Applicant: _____

Signature _____

Print name _____

Date _____

**VENTANA COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

As: _____

Date: _____

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

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

CHECK PAYMENT FORM

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

DATE: 10/4/21

NAME OF ISSUER: Joel Barnum

ADDRESS: 10714 Green Harvest Dr.
Riverview FL 33578.

HOME PHONE: (813) 766-6034

CELL PHONE: () -

DRIVER LICENSE NUMBER: B655-420-52-061-0
(Attach copy of license)

PLACE OF EMPLOYMENT: Retired!

WORK PHONE: () -

AMOUNT OF CHECK: \$ #200 Deposit #50 Rental fee

REASON FOR CHECK: Deposit and Rental Fee!

**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. JB

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

**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.** 1
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.** B
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. B
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). B
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. B
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. B
18. Individuals reserving the center must sign a Facility Usage Agreement and Release of Liability and Indemnification Agreement in order to rent the center. B
19. No pets shall be allowed at any time in the center with the exception of service animals as defined by Florida Statutes. B
20. All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings. B
21. There is **NO SMOKING** allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT.** B
22. Call 911 in the event of an emergency. B
23. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors. B


Applicant Signature

JOEL BARNUM
Applicant Printed Name

10/4/21
Date

Florida

DRIVER LICENSE

USA



9 CLASS E

B655-420-52-061-0

1 BARNUM

2 JOEL

64008 E HENRY AVE
TAMPA, FL 33618-3828

1 DOB 02/21/1952 15 SEX M

10 EXP 02/21/2028 15 HGT 5'-08"

12 REST NONE 15 END NONE

SAFE DRIVER

10 ISS 05/07/2019

5ED K762601210227

REPLACES 01/21/2020

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



Joel Barnum



DISTRICT CHECK REQUEST FORM

Today's Date December 16, 2021

District Name Ventana CDD

Check Amount \$39.50

Payable: Juan Carlos Reyes

Mailing Address 10906 Sage Canyon Dr.
 Riverview, FL 33578

Check Description reimburse for holiday supplies

Special Instructions

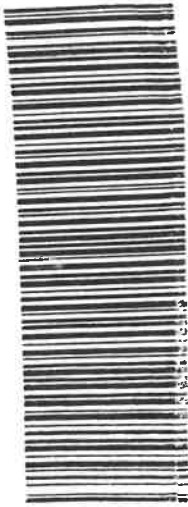
(Please attach all support documentation: i.e., invoices, training class applications, etc.)

Brian Howell
Approved Signature

DM	_____
Fund	_____
G/L	
Object Cd	
CK #	_____ Date _____

Publix

Rivercrest Commons
11460 S US Highway 301
Riverview, FL 33569
Store Manager: Jeff Westbrook
813-671-9121



3040 7313 4272 2091 401

SPANGLR CANDY CANE	2.50 T F
1 @ 2 FOR 5.00	
SPANGLR CANDY CANE	2.50 T F
1 @ 2 FOR 5.00	
SPANGLR CANDY CANE	2.50 T F
1 @ 2 FOR 5.00	
SPANGLR CANDY CANE	2.50 T F
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1 @ 2 FOR 5.00	
SPANGLR CANDY CANE	2.50 T F
1 @ 2 FOR 5.00	
SPANGLR CANDY CANE	2.50 T F
1 @ 2 FOR 5.00	
SPANGLR CANDY CANE	2.50 T F
1 @ 2 FOR 5.00	
ASST COOKIES 2 DOZ	3.00 F
You Saved 0.99	
SUGAR COOKIES 2 DZ	3.00 F
You Saved 0.99	
SUGAR COOKIES 2 DZ	3.00 F
You Saved 0.99	
SUGAR COOKIES 2 DZ	3.00 F
You Saved 0.99	
SUGAR COOKIES 2 DZ	3.00 F
You Saved 0.99	
SUGAR COOKIES 2 DZ	3.00 F
You Saved 0.99	

Order Total	38.00
Sales Tax	1.50
Grand Total	39.50
Credit	39.50
Payment	0.00



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: 005382
Date: 12/08/2021
Terms: NET 0
Due Date: 12/08/2021

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

Description	Quantity	Rate	Amount
Trash Pickup Tras pick up October 1,8,15,22,29 2021	10	\$65.00	\$650.00

Subtotal \$650.00
TAX 0% \$0.00
Total \$650.00
Paid \$0.00

Balance Due \$650.00





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: 005383
Date: 12/08/2021
Terms: NET 0
Due Date: 12/08/2021

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

Description	Quantity	Rate	Amount
Trash Pickup Trash pick up November 5,12,19 2021	6	\$65.00	\$390.00

Subtotal \$390.00
TAX 0% \$0.00
Total \$390.00
Paid \$0.00

Balance Due \$390.00



DISTRICT CHECK REQUEST FORM

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

District Name **Ventana CDD**

Check Amount **\$200**

Payable: **Rene Guzman-Aduris**
Mailing Address: **4413 knollwood Street. Tampa, FL 33614**

Check Description **Clubhouse Deposit Refund**

Special Instructions

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

Reginald Cummings
Approved Signature

DM	_____
Fund	_____
G/L	22000
Object Cd	
CK #	_____
Date	_____



RENE GUZMAN-ADURIS
4413 KNOLLWOOD ST
TAMPA, FL 33614

920
63-8291/2631-09

11/1/2021

Date

Pay to the
Order of

Ventana CDD

\$ 200 ⁰⁰/₁₀₀

two hundred & ⁰⁰/₁₀₀

Dollars



For

[Signature]

MP

⑆ 263182914⑆ 0001507282388⑈0920

© HARLAND 2001

RENE GUZMAN-ADURIS
4413 KNOLLWOOD ST
TAMPA, FL 33614

921
63-8291/2631-09

11/1/2021

Date

Pay to the
Order of

Ventana CDD

\$ 100 ⁰⁰/₁₀₀

one hundred & ⁰⁰/₁₀₀

Dollars



For

[Signature]

MP

⑆ 263182914⑆ 0001507282388⑈0921

© HARLAND 2001

**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: 11 / 01 / 21

NAME OF ISSUER: Rene Guzman Adonis

ADDRESS: 10313 Wine Press Ave.
Riverview, FL 33578

HOME PHONE: () -

CELL PHONE: (813) 767-9146

DRIVER LICENSE NUMBER: G 255-720-63-377-0
(Attach copy of license)

PLACE OF EMPLOYMENT: Imperial Date

WORK PHONE: () -

AMOUNT OF CHECK: \$ #200 ^{#920} Deposit \$ 100 ^{#921} Rental fee

REASON FOR CHECK: Clubhouse Deposit & Rental fee.

**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. RGA

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

**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, Silvia & Rene Gomez (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: 10313 Winepress Ave., Riverview, FL 33578
Purpose: My niece 15 Birthday party
Date of Event: 12/4/2021 Phone: (813) 731-6609
Time of Event (ALL Events shall end by 11:00 p.m.): 3pm - 9pm
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, its agents or employees.

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Applicant: _____

Signature _____

Print name _____

Date _____

**VENTANA COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

As: _____

Date: _____

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

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

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.** R6A
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.** R6A
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. R6A
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). R6A
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. R6A
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. R6A
18. Individuals reserving the center must sign a Facility Usage Agreement and Release of Liability and Indemnification Agreement in order to rent the center. R6A
19. No pets shall be allowed at any time in the center with the exception of service animals as defined by Florida Statutes. R6A
20. All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings. R6A
21. There is **NO SMOKING** allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT.** R6A
22. Call 911 in the event of an emergency. R6A
23. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors. R6A



Applicant Signature

Bere Goman AU

Applicant Printed Name

11/11/2021

Date



5210 W Linebaugh Ave
Tampa FL 33624-503434

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

Important Information

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

Account Number 3-0696-0044293
Invoice Number 0696-000995698
Invoice Date December 17, 2021
Previous Balance \$129.90
Payments/Adjustments -\$129.90
Current Invoice Charges \$131.30

Total Amount Due \$131.30	Payment Due Date January 06, 2022
--	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 12/07	1471	-\$129.90

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
The Club At Ventana 11101 Ventana Groves Boulevard CSA A217802976				
Riverview, FL				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Disposal:SOUTH CO - CLASS 1				
Pickup Service 01/01-01/30			\$120.90	\$119.24
Pickup Service 01/31-01/31			\$93.00	\$3.06
Container Refresh 01/01-01/31		1.0000	\$9.00	\$9.00
CURRENT INVOICE CHARGES				\$131.30

Received
DEC 27 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

Total Amount Due	\$131.30
Payment Due Date	January 06, 2022
Account Number	3-0696-0044293
Invoice Number	0696-000995698



For Billing Address Changes
Check Box and Complete Reverse

Make Checks Payable To:



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



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

00005524
N212

306960044293000000099569800001313000000131309

DISTRICT CHECK REQUEST FORM

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

District Name **Ventana CDD**

Check Amount **\$200**

Payable: **Simone Hamilton**

Mailing Address: **11521 Sage Canyon Dr. Riverview, FL 33578**

Check Description **Clubhouse Deposit Refund**

Special Instructions

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

Reginald Cummings
Approved Signature

DM	_____
Fund	_____
G/L	22000
Object Cd	
CK #	_____
Date	_____

Bank of America Advantage

Simone Hamilton
410 Sugar Creek Dr
Plant City, FL 33563

2538

5-19-2021

Date

63-27/631 FL
7086

Pay

Ventana CDD

in the order of

Three hundred and 00/100

\$ 300

Dollars



Security
Feature
Detach or
Destroy

Bank of America

ACH R/T 083100277

Memo

Amenity Rental

Advantage
Simone Hamilton

⑆063100277⑆ 003432637967⑈2538

**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, **Simone Hamilton**, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: **11521 Sage Canyon Dr**
Purpose: **Birthday party**
Date of Event: **12/18/2021** Phone: **813-470-9228**
Time of Event (ALL Events shall end by 11:00 p.m.): **11-5**
Extra Hours Required (\$25.00 per every (1) hour): **2 HRS.**
Number of Attendees (NOT TO EXCEED 40): **40**
5. The District has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

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

CHECK PAYMENT FORM

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

DATE: 7/12/2021

NAME OF ISSUER: Simone Hamilton

ADDRESS: 11521 Sage Canyon Dr

Riverview FL 33578

HOME PHONE: () N/A

CELL PHONE: (813)470-9228

DRIVER LICENSE NUMBER: H543-786-72-950-0

(Attach copy of license)

PLACE OF EMPLOYMENT: Self employed

WORK PHONE: (813)470-9228

AMOUNT OF CHECK: \$ 300.00

REASON FOR CHECK: Amenity Rental

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

Simone Hamilton
Applicant Signature

Simone Hamilton
Applicant Printed Name

7/12/2021

Date

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

727-364-3349

spearem.jmb@gmail.com

**INVOICE****BILL TO**

Ventana CDD

Meritus

2005 Pan Am Circle Suite

300

Tampa, FL 33607

INVOICE # 5089**DATE 12/20/2021****DUE DATE 12/31/2021****TERMS Net 15**

Handwritten notes:
JMB
4/6/19
JMB

ACTIVITY	QTY	RATE	AMOUNT
Labor	1	750.00	750.00
Pressure Wash the following areas: Front back porch of clubhouse, lanai, clubhouse building,			

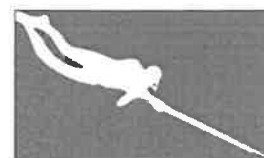
It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion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

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

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

BALANCE DUE**\$750.00**

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
727-364-3349
spearem.jmb@gmail.com



INVOICE

BILL TO

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

INVOICE # 5090

DATE 12/20/2021

DUE DATE 12/20/2021

TERMS Due on receipt

AS 4615 5390

ACTIVITY	QTY	RATE	AMOUNT
Material	1	300.00	300.00
Custom Sign, Pool policies, 48x36			
Labor	1	95.00	95.00
Ordering, Pickup from freight company, delivery and installation			

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

BALANCE DUE

\$395.00

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
727-364-3349
spearem.jmb@gmail.com



INVOICE

BILL TO

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

INVOICE # 5091

DATE 12/20/2021

DUE DATE 12/20/2021

TERMS Due on receipt

Handwritten: 12/20/21 5091 539.00

ACTIVITY	QTY	RATE	AMOUNT
Material Order, Pickup, deliver and install custom Important pool rules, 24 inchs.	1	225.00	225.00

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

\$225.00

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

727-364-3349

spearem.jmb@gmail.com



INVOICE

BILL TO

Ventana CDD

Meritus

2005 Pan Am Circle Suite

300

Tampa, FL 33607

INVOICE # 5092**DATE 12/20/2021****DUE DATE 01/04/2022****TERMS Net 15**

BSW 4/6/19 5390

ACTIVITY	QTY	RATE	AMOUNT
Labor Fence Reapir loacted at: pool deck. Second request for same fence area.	1	95.00	95.00

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

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

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

BALANCE DUE**\$95.00**

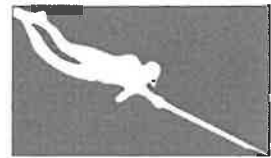
Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

727-364-3349

spearem.jmb@gmail.com

**INVOICE****BILL TO**

Ventana CDD

Meritus

2005 Pan Am Circle Suite

300

Tampa, FL 33607

INVOICE # 5093**DATE 12/20/2021****DUE DATE 12/31/2021****TERMS Net 15**

ACTIVITY	QTY	RATE	AMOUNT
Labor	1	95.00	95.00
Removed old 'AMENITY CENTER " SIGN COMING SOON."			
Fence rEpair (first request for this area) In front of power box.			

4619
BP 5350

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

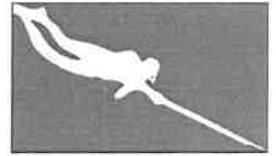
Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

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

BALANCE DUE**\$95.00**

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
727-364-3349
spearem.jmb@gmail.com



INVOICE

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

INVOICE 5101
DATE 12/20/2021
TERMS Net 15
DUE DATE 12/31/2021

ACTIVITY	QTY	RATE	AMOUNT
Labor 11-28-2021 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 12-6-2021 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 12-13-2021 Cleaning following areas twice per week: Clubhouse, office, main hallway and restrooms pickup trash/debris located at mail pavilion E	1	145.00	145.00
Labor 12-20-2021 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

BSH 4619
5390

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

\$654.00

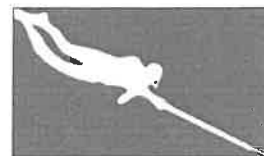
Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

727-364-3349

spearem.jmb@gmail.com

**INVOICE****BILL TO**

Ventana CDD

Meritus

2005 Pan Am Circle Suite

300

Tampa, FL 33607

INVOICE # 5102**DATE 12/20/2021****DUE DATE 01/04/2022****TERMS Net 15**

Handwritten notes:
151
4/6/17
JMB

ACTIVITY	QTY	RATE	AMOUNT
Labor INSTALLED LOCKBOX. COST INLCUDES LABOR, MATERIAL	1	80.00	80.00

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**\$80.00**

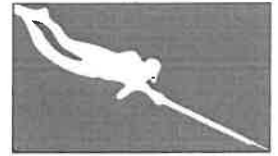
Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

727-364-3349

spearem.jmb@gmail.com



INVOICE

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

INVOICE 5114
DATE 12/20/2021
TERMS Net 15
DUE DATE 12/31/2021

Handwritten notes:
4423
5390

ACTIVITY	QTY	RATE	AMOUNT
Labor Week of 11-28-2021 Empty all Dog waste Cans throughout neighborhood, restock mutt mitts, replace liners. Empty trash receptacles around pond. Twice per week.	1	50.00	50.00
Labor Week of 12-6-2021 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 12-13-2021 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 12-20-2021 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
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 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

\$255.00

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

November 24, 2021
Client: 001470
Matter: 000001
Invoice #: 20642

Page: 1

RE: General

Handwritten: *3107*

For Professional Services Rendered Through November 15, 2021

SERVICES

Date	Person	Description of Services	Hours
10/28/2021	JMV	REVIEW COMMUNICATION FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.2
11/4/2021	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.3
11/4/2021	VTS	PREPARE FOR AND ATTEND BOARD MEETING.	0.9
11/12/2021	VTS	REVIEW CORRESPONDENCE FROM B. HOWELL WITH ATTACHMENTS, REVIEW SURVEY, PROPERTY APPRAISER INFORMATION AND PLAT, EXCHANGE CORRESPONDENCE WITH B. HOWELL, REVIEW CORRESPONDENCE FROM T. STEWART RE: REQUEST FOR TEMPORARY CONSTRUCTION ACCESS (10140 TUSCAN SUN AVENUE).	1.2
11/15/2021	VTS	REVIEW CORRESPONDENCE FROM B. HOWELL, REVIEW MULTIPLE CORRESPONDENCE FROM T. STEWART RE: TEMPORARY CONSTRUCTION ACCESS (10140 TUSCAN SUN AVENUE).	0.4
Total Professional Services			3.0
			\$875.00

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.5	\$162.50
VTS Vanessa T. Steinerts	2.5	\$712.50

November 24, 2021
Client: 001470
Matter: 000001
Invoice #: 20642

Page: 2

Total Services	\$875.00	
Total Disbursements	\$0.00	
Total Current Charges		\$875.00

PAY THIS AMOUNT

\$875.00

Please Include Invoice Number on all Correspondence



Tree Farm 2, Inc.
DBA Cornerstone Solutions Group
14620 Bellamy Brothers Blvd Dade City, FL 33525
Phone 866-617-2235 Fax 866-929-6998
AR@CornerstoneSolutionsGroup.com
Tax ID: 61-1632592
www.CornerstoneSolutionsGroup.com

Invoice

Date	Invoice #
11/30/2021	10-128942

Invoice Created By

Bill To

Ventana Community Development District
Ventana CDD

Field Mgr/Super:

Ship To

Ventana
Tampa, FL

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	Pond Bank Maintenance, #MAINT.
Quantity	Description	U/M	Rate	Serviced Date	Amount
1,600	4" Installed Annuals		2.74	11/29/2021	4,384.00
60	Top Soil cu/yd		8.75	11/29/2021	525.00
<p>BN 4607 5349</p> <p>Cornerstone</p>					

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	\$4,909.00
Payments/Credits	\$0.00
Balance Due	\$4,909.00



Tree Farm 2, Inc.
DBA Cornerstone Solutions Group
14620 Bellamy Brothers Blvd Dade City, FL 33525
Phone 866-617-2235 Fax 866-929-6998
AR@CornerstoneSolutionsGroup.com
Tax ID: 61-1632592
www.CornerstoneSolutionsGroup.com



Invoice

Date	Invoice #
12/1/2021	10-129174

Invoice Created By

Bill To
Ventana Community Development District Ventana CDD

Field Mgr/Super:	
Ship To	
Ventana Tampa, FL	

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	Pond Bank Maintenance, #MAINT.
Quantity	Description	U/M	Rate	Serviced Date	Amount
	Ventana- Common Areas, Ponds, Cul de Sacs & Pond Mowing Maintenance- December		10,996.00		10,996.00
Handwritten: 12/1/2021 5390					

Cornerstone

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

Total	\$10,996.00
Payments/Credits	\$0.00
Balance Due	\$10,996.00

DISTRICT CHECK REQUEST FORM

Today's Date **December 16, 2021**

District Name **Ventana CDD**

Check Amount **\$14.78**

Payable: **Jahyra Rivera**

Mailing Address

Check Description **reimburse for holiday supplies**

Special Instructions

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

Brian Howell
Approved Signature

DM	_____
Fund	_____
G/L	
Object Cd	
CK #	_____
Date	_____



Store# 7248 (813) 424-4033

1605 E Hillsborough Ave.
Tampa FL 33610-8231

DESCRIPTION	QTY	PRICE	TOTAL
CHAS RECTANGLE BOX TIP-ON/PVC	1	1.25	1.25T
CHAS RECTANGLE BOX TIP-ON/PVC	1	1.25	1.25T
MARSHMALLOWS NOVELTY SHAPED	1	1.25	1.25T
MARSHMALLOWS NOVELTY SHAPED	1	1.25	1.25T
MARSHMALLOWS NOVELTY SHAPED	1	1.25	1.25T
CHAS PRINTED OVAL PLATTER 18.5	1	1.25	1.25T
CHAS PRINTED OVAL PLATTER 18.5	1	1.25	1.25T
TNSL GARLAND W/H DIECUTS 9FT	1	1.25	1.25T
CANDY CANE/SNOWMAN GARLAND 9FT	1	1.25	1.25T
TBLCVR GREEN 54X108 PLASTIC	1	1.25	1.25T
TABLECOVER RED 54X108 PLASTIC	1	1.25	1.25T

Sub Total \$13.75

SALES TAX \$1.03

Total \$14.78

Visa \$14.78

*****9019 Approved

Purchase Cntctless

Auth/Trace Number: 097077/024270

NOW SHOP ON-LINE AT DOLLARTREE.COM

* We will gladly exchange any unopened item *

* with original receipt. We do not offer refunds. *

6435 07248 02 024 27190420 12/11/21 15:15

Sales Associate:dazzariah

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2021



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Ventana CDD

Balance Sheet

As of 11/30/2021
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Debt Service Fund - Series 2021	Capital Projects Fund - Series 2018	Capital Projects Fund - Series 2021	General Fixed Assets	General Long-Term Debt	Total
Assets								
Cash--Operating Account (Suntrust)	264,080	0	0	0	0	0	0	264,080
Investment - Revenue 2018 (6000)	0	139,873	0	0	0	0	0	139,873
Investment - Interest 2018 (6001)	0	0	0	0	0	0	0	0
Investment - Sinking 2018 (6002)	0	0	0	0	0	0	0	0
Investment - Reserve 2018 (6003)	0	532,575	0	0	0	0	0	532,575
Investment - Construction 2018 (6005)	0	0	0	23	0	0	0	23
Investment - Amenity 2018 (6006)	0	0	0	1	0	0	0	1
Investment - Cost of Issuance 2018 (6007)	0	0	0	0	0	0	0	0
Investment - Revenue 2021 (2000)	0	0	1	0	0	0	0	1
Investment - Interest 2021 (2001)	0	0	0	0	0	0	0	0
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	4,981	0	0	0	0	0	0	4,981
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	1,383	0	0	0	0	0	0	1,383
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	270,345	672,448	48,848	24	2	15,679,215	17,655,000	34,325,882
Liabilities								
Accounts Payable	26,208	0	0	0	0	0	0	26,208
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	109,461	0	0	0	0	0	0	109,461
Deferred Revenue	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Deposits	625	0	0	0	0	0	0	625
Due To Developer	0	0	0	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0	0	0	123 0
Revenue Bonds Payable - Series 2018	0	0	0	0	0	0	15,910,000	15,910,000

Ventana CDD

Balance Sheet

As of 11/30/2021
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Debt Service Fund - Series 2021	Capital Projects Fund - Series 2018	Capital Projects Fund - Series 2021	General Fixed Assets	General Long-Term Debt	Total
Revenue Bonds Payable - Series 2021	0	0	0	0	0	0	1,745,000	1,745,000
Total Liabilities	136,294	0	0	0	0	0	17,655,000	17,791,294
Fund Equity & Other Credits								
Retained Earnings-All Other Reserves	0	949,869	68,818	24	2	0	0	1,018,714
Fund Balance-Unreserved	143,538	0	0	0	0	0	0	143,538
Investment in General Fixed Assets	0	0	0	0	0	15,679,215	0	15,679,215
Other	(9,488)	(277,421)	(19,971)	0	0	0	0	(306,879)
Total Fund Equity & Other Credits	134,050	672,448	48,848	24	2	15,679,215	0	16,534,587
Total Liabilities & Fund Equity	270,345	672,448	48,848	24	2	15,679,215	17,655,000	34,325,882

Ventana CDD

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2021 Through 11/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts-Tax Roll	452,455	50,272	(402,183)	(89)%
Contributions & Donations From Private Sources				
Developer Contributions	39,461	0	(39,461)	(100)%
Other Miscellaneous Revenues				
Miscellaneous	0	25	25	0 %
Clubhouse Rental	0	325	325	0 %
Total Revenues	491,916	50,622	(441,294)	(90)%
Expenditures				
Legislative				
Supervisor Fees	12,000	600	11,400	95 %
Financial & Administrative				
District Manager	45,000	7,500	37,500	83 %
District Engineer	4,500	0	4,500	100 %
Disclosure Report	8,400	0	8,400	100 %
Trustee Fees	8,400	691	7,709	92 %
Accounting Services	6,750	0	6,750	100 %
Auditing Services	6,700	58	6,642	99 %
Postage, Phone, Faxes, Copies	500	46	454	91 %
Public Officials Insurance	2,966	0	2,966	100 %
Legal Advertising	2,200	0	2,200	100 %
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	175	175	0	0 %
Email Hosting Vendor	300	0	300	100 %
Website Maintenance	1,500	250	1,250	83 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	6,000	1,171	4,829	80 %
Electric Utility Services				
Electric Utility Services	98,500	19,683	78,818	80 %
Garbage/Solid Waste Control Services				
Garbage Collection	4,000	600	3,400	85 %
Water-Sewer Combination Services				
Water Utility Services	10,000	482	9,518	95 %
Other Physical Environment				
Onsite Staffing	28,000	4,667	23,333	83 %
Property & Casualty Insurance	14,268	0	14,268	100 %
Aquatic Management Contract	11,000	5,088	5,912	54 %
Entry & Walls Maintenance	2,355	0	2,355	100 %
Landscape Maintenance-Contract	135,000	10,996	124,004	92 %
Mulch/Tree Trimming	23,000	500	22,500	98 %
Plant Replacement & Annuals	10,000	0	10,000	100 %
Pond Repair	5,000	0	5,000	100 %
Irrigation Maintenance	5,000	400	4,600	92 %
Pool Maintenance - Contract	15,000	2,180	12,820	85 %
Pool Repairs	2,500	0	2,500	100 %
Amenity Center Facility Maintenance	14,452	4,368	10,084	70 %
Amenity Center Cleaning & Supplies	5,500	455	5,045	92 %
Amenity Center Pest Control	1,200	0	1,200	100 %
Dues, Licenses, & Fees	0	200	(200)	0 %
Total Expenditures	491,916	60,110	431,806	88 %

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2021 Through 11/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(9,488)</u>	<u>(9,488)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	143,538	143,538	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>134,050</u></u>	<u><u>134,050</u></u>	<u><u>0 %</u></u>

Ventana CDD
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018
From 10/1/2021 Through 11/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts-Tax Roll	1,061,056	118,350	(942,706)	(89)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>8</u>	<u>8</u>	<u>0 %</u>
Total Revenues	<u>1,061,056</u>	<u>118,357</u>	<u>(942,699)</u>	<u>(89)%</u>
Expenditures				
Debt Service Payments				
Interest	786,056	395,778	390,278	50 %
Principal	<u>275,000</u>	<u>0</u>	<u>275,000</u>	<u>100 %</u>
Total Expenditures	<u>1,061,056</u>	<u>395,778</u>	<u>665,278</u>	<u>63 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(277,421)</u>	<u>(277,421)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	949,869	949,869	0 %
Fund Balance, End of Period	<u>0</u>	<u>672,448</u>	<u>672,448</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2021
From 10/1/2021 Through 11/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0 %
Total Revenues	0	1	1	0 %
Expenditures				
Debt Service Payments				
Interest	0	19,971	(19,971)	0 %
Total Expenditures	0	19,971	(19,971)	0 %
Excess of Revenues Over (Under) Expenditures	0	(19,971)	(19,971)	0 %
Fund Balance, Beginning of Period	0	68,818	68,818	0 %
Fund Balance, End of Period	0	48,848	48,848	0 %

Ventana CDD
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018
From 10/1/2021 Through 11/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	24	24	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>24</u></u>	<u><u>24</u></u>	<u><u>0 %</u></u>

Ventana CDD
Statement of Revenues & Expenditures

301 - Capital Projects Fund - Series 2021
From 10/1/2021 Through 11/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	2	2	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>2</u></u>	<u><u>2</u></u>	<u><u>0 %</u></u>

Ventana CDD
Statement of Revenues & Expenditures

900 - General Fixed Assets
From 10/1/2021 Through 11/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	15,679,215	15,679,215	0 %
Fund Balance, End of Period	<u>0</u>	<u>15,679,215</u>	<u>15,679,215</u>	<u>0 %</u>

Ventana CDD
Reconcile Cash Accounts

Summary

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

Reconciliation ID: 11.30.2021

Reconciliation Date: 11/30/2021

Status: Locked

Bank Balance	274,058.40
Less Outstanding Checks/Vouchers	9,978.40
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	264,080.00
Balance Per Books	<u>264,080.00</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: 11.30.2021

Reconciliation Date: 11/30/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1444	10/22/2021	System Generated Check/Voucher	1,090.00	Zebra Cleaning Team, Inc.
1465	10/27/2021	Series 2018 FY21 Tax Dist ID Excess Fees	8,888.40	Ventana CDD
Outstanding Checks/Vouchers			9,978.40	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 11.30.2021

Reconciliation Date: 11/30/2021

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1443	10/22/2021	System Generated Check/Voucher	200.00	Mercy Myrthil
1445	10/25/2021	System Generated Check/Voucher	200.00	Milagros Moreno
1447	11/2/2021	System Generated Check/Voucher	222.97	Water Resource Services
1448	11/2/2021	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1449	11/2/2021	System Generated Check/Voucher	6,225.14	Meritus Districts
1450	11/2/2021	System Generated Check/Voucher	975.00	Neptune Services
1451	11/2/2021	System Generated Check/Voucher	470.38	Republic Services #696
1452	11/2/2021	System Generated Check/Voucher	296.05	Straley Robin Vericker
1453	11/5/2021	System Generated Check/Voucher	125.00	Action Security, Inc.
1454	11/5/2021	System Generated Check/Voucher	29.00	Grau and Associates
1455	11/5/2021	System Generated Check/Voucher	7,560.00	Cornestone Solution Group
1456	11/15/2021	System Generated Check/Voucher	400.00	BOCC
1457	11/15/2021	System Generated Check/Voucher	137.96	Bright House Networks
1458	11/15/2021	System Generated Check/Voucher	29.00	Grau and Associates
1459	11/15/2021	System Generated Check/Voucher	200.00	Kelly Ann Evans
1460	11/15/2021	System Generated Check/Voucher	200.00	Nicholas J. Dister
1461	11/15/2021	System Generated Check/Voucher	175.00	Rameez Badri
1462	11/15/2021	System Generated Check/Voucher	200.00	Ryan Motko
1463	11/15/2021	System Generated Check/Voucher	979.00	Spearem Enterprises, LLC
1464	11/15/2021	System Generated Check/Voucher	9,891.80	Tampa Electric
1466	11/22/2021	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1467	11/22/2021	System Generated Check/Voucher	6,872.00	Cornestone Solution Group
Cleared Checks/Vouchers			37,040.30	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 11.30.2021

Reconciliation Date: 11/30/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
202	10/25/2021	Pool Key	25.00	
920	11/1/2021	Club house Deposit	200.00	
921	11/1/2021	Club house Rental	100.00	
112	11/15/2021	Clubhouse Rental - Jordan Ryan 11.15.2021	25.00	
1082	11/17/2021	Clubhouse Deposit 11.17.2021	200.00	
CR452	11/17/2021	Tax Distribution - 11.17.2021	43,601.00	
CR452-1	11/24/2021	Tax Distribution - 11.24.2021	<u>112,356.53</u>	
Cleared Deposits			156,507.53	



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Ventana

Date: Tuesday December 28, 2021

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	2	-3	<u>needs improvement</u>
TURF FERTILITY	10	8	-2	<u>B.P. fungus treatment needed</u>
TURF EDGING	5	5	0	<u>good</u>
WEED CONTROL - TURF AREAS	5	2	-3	<u>not good</u>
TURF INSECT/DISEASE CONTROL	10	7	-3	<u>Ant hills spotted in turf</u>
PLANT FERTILITY	5	3	-2	<u>Many dead & missing plants</u>
WEED CONTROL - BED AREAS	5	2	-3	<u>Not Good</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>Good</u>
PRUNING	10	10	0	<u>Good</u>
CLEANLINESS	5	5	0	<u>Good</u>
MULCHING	5	5	0	<u>Good</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	5	0	<u>NA</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	<u>Newly installed annuals at Amenity.C.</u>
INSECT/DISEASE CONTROL	7	7	0	<u>Good</u>
DEADHEADING/PRUNING	3	3	0	<u>Good</u>

SCORE

100	82	-18	82%
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Under Construction no residents.

Contractor Signature: _____

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Ventana

Date: Tuesday December 28, 2021

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	20	-5	Trash observed onsite
INVASIVE MATERIAL (FLOATING)	20	17	-3	Marginal
INVASIVE MATERIAL (SUBMERSED)	20	17	-3	Marginal
FOUNTAINS/AERATORS	20	20	0	Good
DESIRABLE PLANTS	15	5	-10	Many dead & missing plants

AMENITIES

CLUBHOUSE INTERIOR	4	4	0	Good
CLUBHOUSE EXTERIOR	3	3	0	Good
POOL WATER	10	10	0	Good
POOL TILES	10	10	0	Good
POOL LIGHTS	5	5	0	Good
POOL FURNITURE/EQUIPMENT	8	8	0	Good
FIRST AID/SAFETY ITEMS	10	10	0	Good
SIGNAGE (rules, pool, playground)	5	5	0	Good
PLAYGROUND EQUIPMENT	5	5	0	Good
RECREATIONAL FACILITIES	7	7	0	Good
RESTROOMS	6	6	0	Good
HARDSCAPE	10	10	0	NA
ACCESS & MONITORING SYSTEM	3	3	0	Good
IT/PHONE SYSTEM	3	3	0	Good
TRASH RECEPTACLES	3	2	-1	Foreign & dead plant material inside
FOUNTAINS	8	8	0	Good

MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Ventana

Date: Tuesday December 28, 2021

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	20	-10	Could be better
SUBDIVISION MONUMENTS	30	15	-15	Needs improvement
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	Good
PARKING LOTS	15	15	0	Good
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Good
LANDSCAPE UP LIGHTING	22	22	0	NA
MONUMENT LIGHTING	30	30	0	NA
AMENITY CENTER LIGHTING	15	15	0	Good
GATES				
ACCESS CONTROL PAD	25	25		Good
OPERATING SYSTEM	25	25		Good
GATE MOTORS	25	25		N/A
GATES	25	25		Good
SCORE	700	653	-47	93%

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____

Ventana December.



Ventana Groves & Symmes entrance.



Weeds in Jasmin Minima in all areas of center Isle median.



Dead & missing Society Garlic plant center isle median.



40 dead Allamanda plants on the West side Ventana Groves entrance.



Various plant material missing & dead along East / West fence line of Ventana Groves.



New annuals planted in front of Amenity entrance.



Weeds in Yellow peanut ground cover at Amenity center.



Turf issue in front of Amenity Center.



Dead palm fronds need to be removed in front of Amenity Ctr.



Foreign & dead plant material needs to be removed.



Missing Flax Lilies in tree circles & other areas along pool deck.



Amenity pool looks good.



Variegated Jasmin growing through fence needs to removed,



Lounge area pool side Amenity Center,



Armadillo hole south of pool fence needs to be filled in.



Weeds in all beds surrounding Amenity Center.



Weeds in the bed outside of the pool fence.



Various seeds in the turf in amenity center turf.



Various weeds in turf surrounding Amenity Center.



Trim Holly branches away from sidewalk.



Soil wash out next to sidewalk needs to be filled in lake side.



Fern Hill entrance.



New annuals Fern Hill median.



Fern Hill entrance.



Filamentous Algae & Smartweed in pond.



Most ponds look good.



Clubhouse looks good.



Mailboxes are good.



Pickle ball court in good shape.