

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
APRIL 07, 2022**

VENTANA
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, APRIL 07, 2022 AT 2:00 P.M.
THE OFFICES OF MERITUS DISTRICTS
LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607

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

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

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

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

Board of Supervisors
Ventana Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Ventana Community Development District will be held on **Thursday, April 07, 2022 at 2:00 p.m. at the offices of Meritus Districts located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting. Following is the agenda for the meeting:

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

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Discussion on Landscaping True-Up Letter – Cornerstone.....Tab 01
 - i. Community Report
 - ii. True-Up Letter
 - iii. Community Report – January 2022
 - B. Consideration of Resolution 2022-01; Redesignating Officers.....Tab 02
 - C. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting January 06, 2022.....Tab 03
 - B. Consideration of Minutes of the Continued Meeting January 20, 2022.....Tab 04
 - C. Consideration of Operation and Maintenance Expenditures January 2022.....Tab 05
 - D. Consideration of Operation and Maintenance Expenditures February 2022.....Tab 06
 - E. Review of Financial Statements Month Ending February 28, 2022.....Tab 07
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager.....Tab 08
 - i. Community Inspection Report
- 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



Cornerstone

Making Land Beautiful

Ventana CDD Summary - March 26, 2022

Ventana



Cornerstone

Ventana Summary

- Soil Conditions at Ventana are Better than SF and Timber Creek
- Thryallis, Firebush, and Ixora are the wrong plants for soil conditions
- Three Sylvester Palms are dead from Lethal Bronzing, another one is in decline from Lethal Bronzing, and one is in jeopardy due to proximity. Recommendation is not to replace with any *Phoenix* species palm (See Photos, Appendix 2)
- Consider additional use of Japanese Blueberry, Cardboard Palm, Sabal Palm, Society Garlic, and Helen Johnson Bougainvillea - Those plants are thriving throughout the property (See Photos)
- Arborist identified at least five (5) street trees - Live Oaks - with severe gall infestation. Recommend considering removal of these trees to sterilize landscape - (See photos, appendix 1)
- Turf is not as green as should be expected this time of year - Cornerstone offers an additional application of fertilizer with high Iron to encourage green up at no charge
- Warranty and Non - Warranty Recommendations Follow

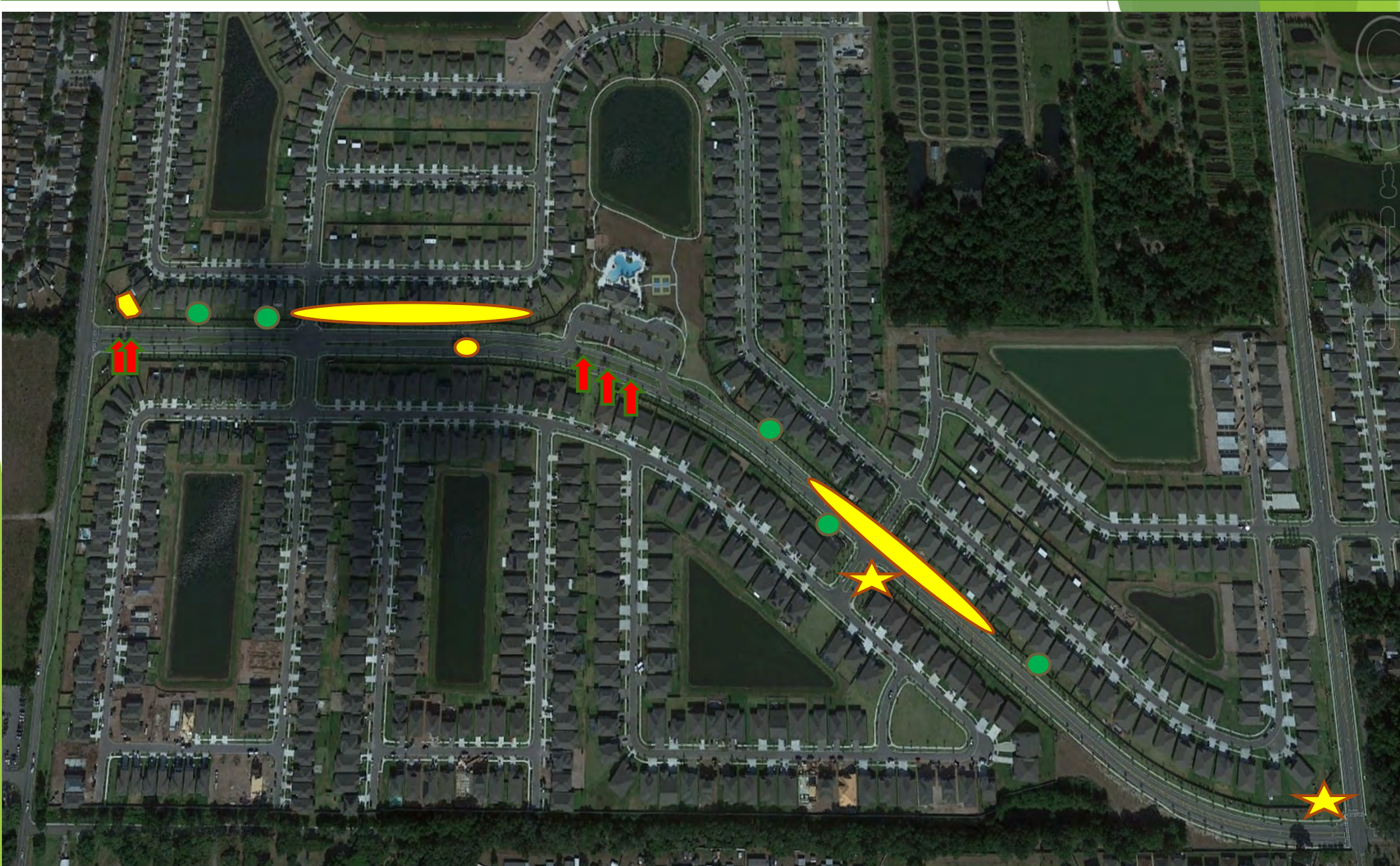
Warranty Replacement Detail

- As of March 26, 2022 Cornerstone agrees to warranty in full the following plants:
 - Forty-Five (45) 3-gallon plants at Entrance with a plant TBD other than yellow Ixora that perform poorly throughout the project. Consider Golden Mound Duranta or Arbutus Trinette
 - Twenty-Nine (29) 3-gallon plants from Main Entrance to Amenity (Yellow oval number one on map). Consider replacing Thryallis with Ornamental Grass, Cardboard Palms, Arbutus Trinette, or similar.
 - Sixty-two (62) 3 - gallon plants from Amenity to back entrance (Yellow oval number two on the map). Consider replacing Thryallis with Ornamental Grass, Cardboard Palms, Arbutus Trinette, or similar.
 - Twelve (12) 3 - gallon plants at Yellow Star number one on the map. Consider replacing with Helen Johnson Bougainvillea
 - Twenty-Six (26) 3 - gallon plants at Yellow Star number two on the map at back entrance bed. Consider replacing with Golden Mound Duranta or Arbutus Trinette for color in the bed.
 - Removal of one (1) dead Sabal Palm in Cluster of Sabals just past main entrance (Yellow Dot on the Map)
 - One (1) additional fertilizer application with high Iron and 50% slow-release N to encourage turf green up throughout the project
- *Please note, Warranty replacement is predicated on all outstanding balances agreed to being paid in full.*

Non - Warranty Replacement Recommendations

- Cornerstone Recommends Replacement of the following plants at additional cost and proposals will be provided
 - Five (5) Sylvester Palms (Red Arrows on Map). All are infected with Lethal Bronzing and should be removed from the landscape ASAP. A non *phoenix* species is recommended for replacement and an ISA certified Arborist should be consulted.
 - Several (5+) Live Oak Trees infected with Gall Wasps (Green Circles on Map) should be removed or very heavily pruned to remove infection
 - Multiple plants throughout the project aren't thriving and could be considered for replacement

Ventana Map





DEAD SYLVESTER #1 - LETHAL BRONZING

Recommend removal and replacement with non phoenix species



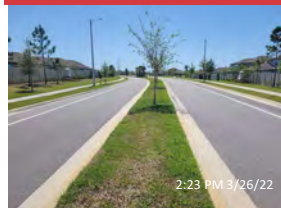
DEAD SYLVESTER'S #2 AND #3 (LETHAL BRONZING)

Recommend removal and replacement with no phoenix species



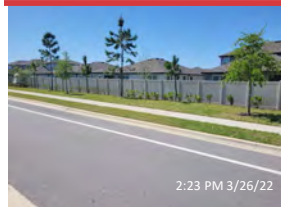
HELEN JOHNSON BOUGAINVILLEA THRIVE - BARBARA KARSTIN DECLINE

Consider addition of more 'Helen Johnson' cultivar to the landscape



CLEAN AND WEED FREE, LESS GREEN THAN EXPECTED

Landscape is clean and well maintained, weed free, however could be greener. Addition of High Fe and 50% Slow Release fertilization recommended



THRYALLIS NOT THRIVING

Decide on a suitable replacement plant for Thryallis throughout the project



OAK GALLS - AT LEAST 5 STREET TREES ARE AFFECTED

See appendix in report - recommend pruning infected branches where possible and removing entire tree where not possible to sterilize landscape



MORE OAK GALLS



BARBARA KARST BOUGAINVILLEA HAVE BEEN PRUNED BACK TO PROMOTE NEW GROWTH

Proper maintenance in pruning back the bougainvillea however still worth consideration for replacement to get entrance color to pop



POOR DWARF BOUGAINVILLEA

See additional notes in report



ENTRY LANDSCAPE LOOKS WELL MAINTAINED

This is the one example of good looking firebush on the project - Firebush should be considered for replacement in the plant palette throughout the project



CARBOARD PALMS AND JAPANESE BLUEBERRY

Both of these plants look good throughout Ventana and should be used more in the landscape with the current soil conditions



JAPANESE BLUEBERRY IS A GOOD USE OF ORNAMENTAL LANDSCAPE TREE

Also note inconsistent turf color - Cornerstone will provide additional turf application



MORE OAK GALLS

See other issues concerning Oak Gall Wasp



POORLY PERFORMING THRYALLIS

Multiple examples of this throughout Ventana recommendation is to consider replacing with another better suited species



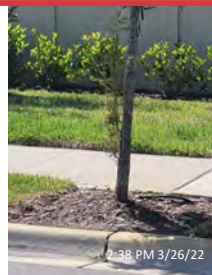
MULCH WASHING OUT OF BEDS

Soil is not draining (percolating) well throughout Ventana as evidenced by mulch washing out of many beds. This leads to many undesirable conditions in the landscape



ONE DEAD REGENERATED SABAL

Recommendation is to remove this from the landscape - in the cluster of Sabals that it's in, no palm is better than a smaller dead palm like here.



MAINTENANCE NEEDS TO REMOVE SUCKER GROWTH IN THE SPRING

This will be completed in the month of April throughout Ventana as suckering growth was evident on many trees throughout the project



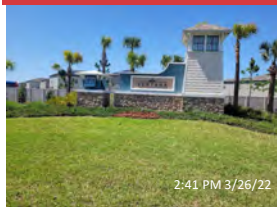
INFESTED WITH OAK GALLS

See notes in report on Oak Galls - this tree was the worst on the project



ENTRANCE BED DEVOID OF IXORA

Ixora is a bad plant choice in this bed, a replacement should be considered in another species of plant in an entrance bed



ENTRANCE TURF AND SIGN BED LOOK GOOD



DEAD (DYING) SYLVESTER #4 - LETHALBRONZING

See additional notes on Lethal Bronzing



**SYLVESTER #5 (OF 6 TOTAL) IN JEOPARDY AND SHOWING
EARLY SIGNS OF LETHAL BRONZING**

See additional notes in project



OAK GALL CLOSEUP



OAK GALL CLOSEUP

Appendices

- Appendix 1 – Oak Gall Wasps
- Appendix 2 – Lethal Bronzing



Gall Wasps, *Callirhytis quercusclaviger* (Ashmead) and *Callirhytis cornigera* (Osten Sacken) (Insecta: Hymenoptera: Cynipidae)¹

Wayne N. Dixon²

Introduction

Callirhytis quercusclaviger (Ashmead) causes spine-bearing potato gall on laurel oak, *Quercus laurifolia* Michx., in Florida (Ashmead 1881). The horned oak gall, caused by *Callirhytis cornigera* (Osten Sacken), occurs on water oak, *Quercus nigra* L., as well as several other *Quercus* species (Drooz 1985; Osten Sacken 1862).

Generally, individual trees or small groups of trees become slightly to moderately infested by these *Callirhytis* spp. Widespread infestations are not common (Kinsey 1935). However, severe gall wasp infestations have been observed in several Florida counties. Extremely high numbers of twig galls of *Callirhytis quercusclaviger* have occurred on thousands of laurel oaks in several locations. These infestations have affected young to mature trees in woodlands and residential areas. The overabundance of twig galls has resulted in notable levels of branch dieback, crown thinning, and tree mortality.

Distribution

Specific records and observations are from Alachua, Duval, Lake, Leon, Marion, Orange, Polk, Sumter, Suwannee, and Wakulla counties. However, it is likely both *Callirhytis* spp. occur throughout the ranges of their respective host oaks

in Florida. Both species also occur from Georgia north to southern Canada (Johnson and Lyon 1994).



Figure 1. Mature (with horns) spine-bearing potato gall caused by the gall wasp, *Callirhytis quercusclaviger* (Ashmead).
Credits: Lyle J. Buss, UF/IFAS

1. This document is EENY-368 (originally published as DPI Entomology Circular 355), one of a series of the Department of Entomology and Nematology, UF/IFAS Extension. Original publication date May 2006. Revised April 2015. Reviewed April 2018. Visit the EDIS website at <http://edis.ifas.ufl.edu>. This document is also available on the Featured Creatures website at <http://entnemdept.ifas.ufl.edu/creatures/>.

2. Wayne N. Dixon, Florida Department of Agriculture and Consumer Services, Division of Plant Industry, Gainesville, FL.

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U.S. Department of Agriculture, UF/IFAS Extension Service, University of Florida, IFAS, Florida A & M University Cooperative Extension Program, and Boards of County Commissioners Cooperating. Nick T. Place, dean for UF/IFAS Extension.

Identification

Galls

Mature twig galls remain as individual swellings or form massive compound galls more than 5 cm in diameter and up to 20 cm long (Osten Sacken 1862; Taft and Bissing 1988).

Young galls are slight, tumor-like swellings of periderm tissue. Bark color of young galls is a greenish-brown and bark surfaces are smooth except for protruding lenticels (Taft and Bissing 1988).

If sufficiently mature, twig galls exhibit spines or horns. Older galls become very woody, discolored, and horns will be absent (Ashmead 1881). Galls are pathologically developed tissues. Cell hypertrophy (over-growth) and hyperplasia (cell proliferation) result in gall formation (Mani 1964).



Figure 2. Young spine-bearing potato gall caused by the gall wasp *Callirhytis quercusclaviger* (Ashmead).
Credits: Jeffery Lotz, DPI



Figure 3. Mature (with horns) spine-bearing potato gall caused by the gall wasp *Callirhytis quercusclaviger* (Ashmead).
Credits: Jeffery Lotz, DPI



Figure 4. Mature (with horns) spine-bearing potato gall caused by the gall wasp *Callirhytis quercusclaviger* (Ashmead).
Credits: Lyle J. Buss, University of Florida



Figure 5. Mature horned oak galls caused by the gall wasp *Callirhytis cornigera* (Osten Sacken).
Credits: USDA Forest Service, www.forestryimages.org

Adult Wasp

In *C. quercusclaviger*, the female body is generally reddish-brown with the abdomen much deeper than long and brownish-black on the dorsum. The female's ovipositor projects at a 45-degree angle. The wings are yellowish and about 2 mm long (Ashmead 1881). *C. cornigera* is similar in appearance.



Figure 6. Adult gallwasp, *Callirhytis cornigera* (Osten Sacken).
Credits: Eileen Buss, University of Florida



Figure 7. Leaf vein galls of the gallwasp, *Callirhytis cornigera* (Osten Sacken).
Credits: Eileen Buss, University of Florida

Biology

Little information is available for *Callirhytis quercusclaviger*. The apparent life cycle of *Callirhytis cornigera* is complicated. In New York, parthenogenic female wasps emerge from twig galls in May and June. These females oviposit eggs on veins on the underside of leaves. Small vein galls appear from late May through June. Male and female wasps emerge from the vein galls in early July. Mated females oviposit

eggs in young oak twigs. Twig galls appear the following spring. Two or more years are required for the immature gall wasps to complete development in the twig galls.

The galls provide shelter, protection, and food for the immature wasps (Hutchins 1969). Inside a gall, the larvae are surrounded by tissues rich in nutrients (Askew 1984). As the larvae reach maturity small spines or horns become evident on the gall. An adult wasp emerges from each horn (Johnson and Lyon 1976).



Figure 8. Adult emergence hole in a leaf vein gall of the gall wasp, *Callirhytis cornigera* (Osten Sacken).
Credits: Eileen Buss, UF/IFAS



Figure 9. Mature horned oak galls caused by the gall wasp *Callirhytis cornigera* (Osten Sacken).
Credits: Minnesota Department of Natural Resources, www.forestryimages.org



Figure 10. Young horned oak galls caused by the gall wasp, *Callirhytis cornigera* (Osten Sacken).

Credits: USDA Forest Service, www.forestryimages.org

Economic Importance

Twig galls can cause severe injury, loss of growth, and tree mortality (Johnson and Lyon 1976; Drooz 1985; Cummings 1976). The horned oak gall apparently becomes epidemic periodically in some areas and has killed thousands of pin oak, *Quercus palustris* Muench (Taft and Bissing 1988). Twig galls result in disruption of the vascular tissues through the galled area. Normal transportation of photosynthates, water, and minerals becomes severely limited to and from leaves (Taft and Bissing 1988). In Florida, mature laurel oak trees in residential areas have succumbed to severe gall wasp infestations. Severe branch dieback and crown thinning are commonly observed on many laurel oaks.

Johnson and Lyon (1994) report that *Callirhytis cornigera* attacks the twigs of pin, scrub, black, blackjack, and laurel oak from Georgia to southern Canada, while *Callirhytes quercusclaviger* (Ashmead) and *Callirhytis cornigera* (Osten Sacken) (Insecta: Hymenoptera: Cynipidae) *quercusclaviger* infests twigs of scarlet, red, pin, and black oak.

Survey

Symptoms of infestation include branches exhibiting knotty, oval or spherical enlargements (galls) varying in size with horn-like projections. Galls may be present on all branches.

Management

Management of these gall wasps is difficult. Prune infested branches where possible. Systemic insecticides may prove somewhat useful. In several large infestations investigated

in Florida, the common variables were extremely high densities of laurel oak growing on sandy soils that are deeply drained, strongly acidic, and with low fertility (e.g., Alpin and Blanton soils). The high oak density apparently resulted from exclusion of fire because laurel oak is very susceptible to fire (Fowells 1965). Today, laurel oaks are often considered weeds due to their success in establishment and resulting densities. The stress of an ongoing, multi-year drought cycle may exacerbate the effects of the galls on the trees.

Selected References

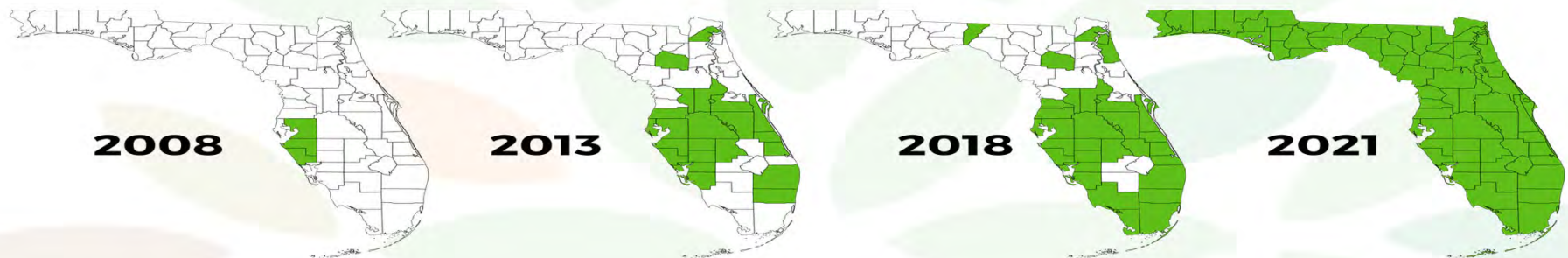
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PREVENTING LETHAL BRONZING DISEASE IN PALMS



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 LETHALBRONZING



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 reobelinii</i>	Pygmy Date Palm
<i>Pheonix 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.

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
Landscapes 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 I		D	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
12-21-21
CLOCK A Ventana 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												
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Ventana

12-27-21

Irrigation Worksheet Report

Clock C Fern Hill Rd

R side S

1 Zone down bad decoder

L side D

1 TEE stepped on

44 pool S 1

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												
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17														
18														
19														
20														

411 L. Side D

1 TEE RAN OVER

Ventana

CLOCK B

14-27-21

Irrigation System Check Report

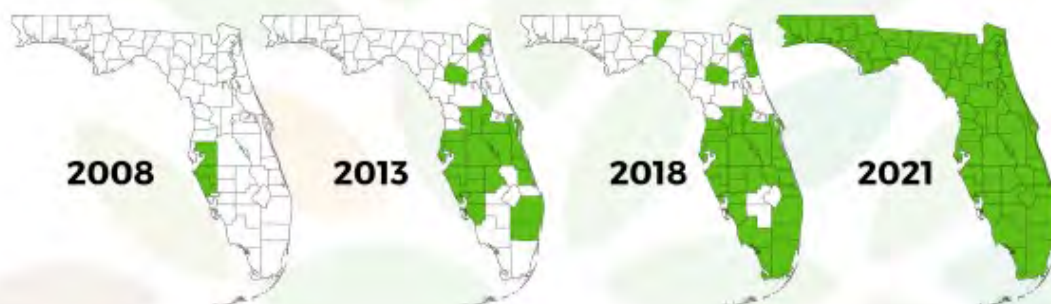
1/15/2022

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 reobelii</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

RESOLUTION 2022-01

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

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

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

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

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

_____	Chair
_____	Vice-Chair
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Brian Howell</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

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

PASSED AND ADOPTED THIS 4th DAY OF APRIL, 2022.

ATTEST:

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair of the Board of Supervisors

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

January 6, 2022 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, January 6, 2022 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, January 6, 2022 at 2:00 p.m.** and identified the supervisors present constituting a quorum.

Staff Members Present:

Brian Lamb District Manager, Meritus

There were no audience members in attendance.

Mr. Lamb announced that the meeting will be continued to January 20, 2022 at 10:00 a.m. at the same location.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

3. BUSINESS ITEMS

A. Discussion on Landscaping True-Up Letter – Cornerstone

i. Cornerstone Landscape Report – January 622

B. General Matters of the District

4. CONSENT AGENDA ITEMS

A. Consideration of Minutes of the Regular Meeting December 2, 2021

B. Consideration of Operations and Maintenance Expenditures November/December 2021

C. Review of Financial Statements for Month Ending November 30, 2021

5. VENDOR AND STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

6. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

7. SUPERVISOR REQUESTS

8. ADJOURNMENT/CONTINUATION

The meeting was continued to January 20, 2022 at 10:00 a.m. at the same location.

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

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

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

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

Signature

Printed Name

Title:

☐ **Chair**

☐ **Vice Chair**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date



Official District Seal

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

January 20, 2022 Minutes of Continued Meeting

Minutes of the Continued Meeting

The Continued Meeting of the Board of Supervisors of the Ventana Community Development District was held on **Thursday, January 20, 2022 at 10:00 a.m.** at Meritus, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Continued Meeting of the Board of Supervisors of the Ventana Community Development District to order on **Thursday, January 20, 2022 at 10:36 a.m.** and identified the supervisors present constituting a quorum.

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

Jeff Hills	Chair
Nick Dister	Supervisor
Kelly Evans	Supervisor
Ryan Motko	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark
Brian Howell	District Manager, Inframark
Bryan Radcliff	District Manager, Inframark
John Vericker	District Counsel, Straley Robin Vericker
Vanessa Steinerts	District Counsel, Straley Robin Vericker

There were two Cornerstone representatives in attendance via conference call.

There was one resident 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
i. Cornerstone Landscape Report – January 2022

Supervisor Evans asked the representatives from Cornerstone about what the warranty covered and the timeframe for the warranty. Cornerstone said they are still working on those details. Supervisor Evans asked about the count for warranty vs. non-warranty plant replacements in the report and for more information about the warranty language. The Cornerstone representatives said they will get that information and report back. The Board agreed to table this item until the next meeting.

B. General Matters of the District

There were no general matters to discuss at this time.

4. CONSENT AGENDA ITEMS

A. Consideration of Minutes of the Continued Meeting December 2, 2021
B. Consideration of Operations and Maintenance Expenditures November/December 2021
C. Review of Financial Statements for Month Ending November 30, 2021

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda items.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	Supervisor Evans mentioned that all of the personal information of the clubhouse renters needs to be marked out or omitted in the meeting documents.
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

5. VENDOR AND STAFF REPORTS

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

There were no additional reports from staff.

6. SUPERVISOR REQUESTS

The Board briefly discussed the timeline for transition from developer involvement to residents seated on the Board.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

A resident commented on the District denying access through the CDD easement for construction of a pool at her home at 10140 Tuscan Sun Ave. Mr. Lamb advised her to email him so the Board can get more details for review.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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

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

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

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

Signature

Printed Name

Title:

☐ **Chair**

☐ **Vice Chair**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date



Official District Seal

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Zebra Cleaning Team Inc.	4714	\$ 1,050.00		Pool Cleaning - January
Monthly Contract Sub-Total		\$ 1,050.00		

Variable Contract				
Variable Contract Sub-Total		\$ 0.00		

Utilities				
BOCC	6511068430 011822	\$ 380.02		Water Services - Thru 1.11.2022
Spectrum	091950502010222	137.96		Internet Service thru 1.31.2022
Tampa Electric	221007554076 010722	258.21		Electric Service Thru 1.03.2022.
Tampa Electric	221007754494 010722	37.66		Electric Service Thru 1.03.2022.
Tampa Electric	221007762638 010722	3,320.93		Electric Service Thru 1.03.2022.
Tampa Electric	221007764683 010722	1,211.90		Electric Service Thru 1.03.2022.
Tampa Electric	221007860432 010722	548.35		Electric Service Thru 1.03.2022.
Tampa Electric	221007884853 010722	310.38		Electric Service Thru 1.03.2022.
Tampa Electric	221007934898 010722	697.99		Electric Service Thru 1.03.2022.
Tampa Electric	221008001598 010722	1,427.83		Electric Service Thru 1.03.2022.
Tampa Electric	221008025530 010722	1,628.76		Electric Service Thru 1.03.2022.
Tampa Electric	221008040141 010722	2,019.49	\$ 11,461.50	Electric Service Thru 1.03.2022.
Utilities Sub-Total		\$ 11,979.48		

Regular Services				
Action Security, Inc.	19492	\$ 125.00		Action Security Service Plan - 01.01.2022
Jordan Lastra	JL 011822	200.00		Refund of Clubhouse Deposit - 01.18.2022
Neptune Multi Services LLC	5395	780.00		Trash Pickup thru 12.31.2021
Neptune Multi Services LLC	53101	200.00	\$ 980.00	Quarterly HVAC Maintenance - 1.15.2022
Republic Services	0696 001002212	102.00		Waste Management Service - 1.17.2022.

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Speare Enterprises	5139	255.00		Empty of Dog Waste Cans - 1.24.2022
Straley Robin Vericker	20796	114.00		Professional Service Thru 12/15/2021
Tree Farm 2, Inc	10 130056	3,700.00		Landscape Maintenance - 12/31/2021
Regular Services Sub-Total		\$ 5,476.00		

Additional Services				
Christine Azcona Morel	CAM 011422	\$ 300.00		Refund of Clubhouse Deposit and Rental - 01/14.2022
Additional Services Sub-Total		\$ 300.00		

TOTAL:		\$ 18,805.48		
---------------	--	---------------------	--	--

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Thanks For Your Business!

INVOICE

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

DATE: JANUARY 10, 2022
INVOICE #4714

EXPIRATION DATE

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

SV

[illegible]**Comments:**



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
VENTANA CDD	6511068430	01/18/2022	02/08/2022

Service Address: 11101 VENTANA GROVES DR

S-Page 1 of 1

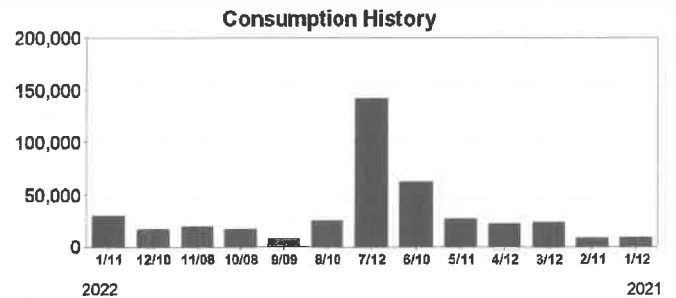
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056880	12/10/2021	6257	01/11/2022	6555	29800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$90.00
Water Base Charge	\$17.30
Water Usage Charge	\$65.27
Sewer Base Charge	\$41.85
Sewer Usage Charge	\$160.62
Total Service Address Charges	\$380.02

Summary of Account Charges

Previous Balance	\$248.66
Net Payments - Thank You	\$-248.66
Total Account Charges	\$380.02
AMOUNT DUE	\$380.02



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6511068430

Hillsborough
County Florida

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

4,765 8

DUE DATE	02/08/2022
AMOUNT DUE	\$380.02
AMOUNT PAID	

0065110684308

00000380022



January 2, 2022
Invoice Number: 091950502010222
Account Number: 0050919505-02
Security Code: 2302
Service At: 11101 VENTANA GROVES BLVD
RIVERVIEW, FL 33578-9426

Contact Us

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

NEWS AND INFORMATION

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

Summary Services from 01/01/22 through 01/31/22 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 01/18/22	\$137.96



Received
JAN 07 2022

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



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 02 01022022 NNNNNY 01 000576 0002

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



January 2, 2022

VENTANA CDD

Invoice Number: 091950502010222
Account Number: 0050919505-02
Service At: 11101 VENTANA GROVES BLVD
RIVERVIEW, FL 33578-9426

Total Due by 01/18/22	\$137.96
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195



0001000100509195050258013796



Invoice Number: 091950502010222
 Account Number: 0050919505-02
 Security Code: 2302

Contact UsVisit us at SpectrumBusiness.net

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

7635 1610 NO RP 02 01022022 NNNNNY 01 000576 0002

Charge Details

Previous Balance		137.96
Payments Received - Thank You	12/27	-137.96
Remaining Balance		\$0.00

Payments received after 01/02/22 will appear on your next bill.

Services from 01/01/22 through 01/31/22

Spectrum Business™ Internet

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

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

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

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

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

Current Charges **\$137.96**
Total Due by 01/18/22 **\$137.96**

Billing Information

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

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

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

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

The following taxes, fees and surcharges are included in the price of the applicable service - Federal USF \$1.03, Florida State CST \$0.93, Florida Local CST \$0.91, Florida CST \$0.48, E911 Fee \$0.40, TRS Surcharge \$0.10, Sales Tax \$0.02.

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

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

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

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

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

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

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

(My Services login required)

**Payment Options**

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

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

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



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/07/2022

Account: 221007554076

VENTANA COMMUNITY DEVELOPMENT DISTRICT
10370 SYMMES RD
RIVERVIEW, FL 33578

Current month's charges:	\$264.93
Total amount due:	\$258.21
Payment Due By:	01/28/2022

Your Account Summary

Previous Amount Due	\$272.81
Payment(s) Received Since Last Statement	-\$272.81
Miscellaneous Credits	-\$6.72
Credit balance after payments and credits	-\$6.72
Current Month's Charges	\$264.93
Total Amount Due	\$258.21

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tampaelectric.com/budgetforbusiness

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See reverse side for more information

Account: 221007554076

Current month's charges:	\$264.93
Total amount due:	\$258.21
Payment Due By:	01/28/2022

Amount Enclosed

\$

650149095935

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

6501490959352210075540760000000258219

Account: 221007554076
Statement Date: 01/07/2022
Current month's charges due 01/28/2022



Details of Charges – Service from 12/02/2021 to 01/03/2022

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	01/03/2022	23,009		20,841		2,168 kWh	1	33 Days

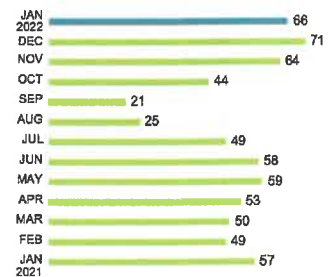
Daily Basic Service Charge	33 days @ \$0.74000	\$24.42
Energy Charge	2,168 kWh @ \$0.07014/kWh	\$152.06
Fuel Charge	2,168 kWh @ \$0.03057/kWh	\$66.28
Storm Protection Charge	2,168 kWh @ \$0.00315/kWh	\$6.83
Clean Energy Transition Mechanism	2,168 kWh @ \$0.00402/kWh	\$8.72
Florida Gross Receipt Tax		\$6.62
Electric Service Cost		\$264.93

Total Current Month's Charges

\$264.93

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$6.72

Total Current Month's Credits

-\$6.72

Important Messages

Annual Deposit Interest Credit

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



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/07/2022

Account: 221007754494

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



Current month's charges:	\$41.30
Total amount due:	\$37.66
Payment Due By:	01/28/2022

Your Account Summary

Previous Amount Due	\$27.87
Payment(s) Received Since Last Statement	-\$27.87
Miscellaneous Credits	-\$3.64
Credit balance after payments and credits	-\$3.64
Current Month's Charges	\$41.30
Total Amount Due	\$37.66

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See reverse side for more information

Account: 221007754494

Current month's charges:	\$41.30
Total amount due:	\$37.66
Payment Due By:	01/28/2022

Amount Enclosed

\$

613112127548

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

6131121275482210077544940000000037662

Account: 221007754494
Statement Date: 01/07/2022
Current month's charges due 01/28/2022



Details of Charges – Service from 12/02/2021 to 01/03/2022

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	01/03/2022	3,957	3,810		147 kWh	1	33 Days

Daily Basic Service Charge	33 days @ \$0.74000	\$24.42
Energy Charge	147 kWh @ \$0.07014/kWh	\$10.31
Fuel Charge	147 kWh @ \$0.03057/kWh	\$4.49
Storm Protection Charge	147 kWh @ \$0.00315/kWh	\$0.46
Clean Energy Transition Mechanism	147 kWh @ \$0.00402/kWh	\$0.59
Florida Gross Receipt Tax		\$1.03

Electric Service Cost

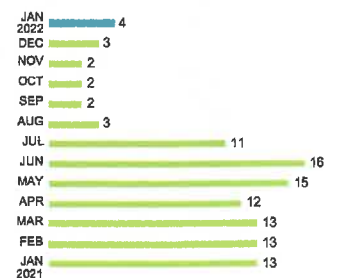
\$41.30

Total Current Month's Charges

\$41.30

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$3.64

Total Current Month's Credits

-\$3.64

Important Messages

Annual Deposit Interest Credit

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

Statement Date: 01/07/2022

Account: 221007762638

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



Current month's charges:	\$3,320.93
Total amount due:	\$3,320.93
Payment Due By:	01/28/2022

Your Account Summary

Previous Amount Due	\$2,800.26
Payment(s) Received Since Last Statement	-\$2,800.26
Current Month's Charges	\$3,320.93
Total Amount Due	\$3,320.93



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See reverse side for more information

Account: 221007762638

Current month's charges:	\$3,320.93
Total amount due:	\$3,320.93
Payment Due By:	01/28/2022

Amount Enclosed \$ 613112127549

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

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

Account: 221007762638
Statement Date: 01/07/2022
Current month's charges due 01/28/2022



Details of Charges – Service from 12/02/2021 to 01/03/2022

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 @ \$0.03076/kWh	\$43.25
Fixture & Maintenance Charge	74 Fixtures	\$1115.92
Lighting Pole / Wire	74 Poles	\$1890.70
Lighting Fuel Charge	1406 kWh @ \$0.03008/kWh	\$42.29
Storm Protection Charge	1406 kWh @ \$0.01028/kWh	\$14.45
Clean Energy Transition Mechanism	1406 kWh @ \$0.00033/kWh	\$0.46
Florida Gross Receipt Tax		\$2.58
Franchise Fee		\$203.68
Municipal Public Service Tax		\$7.60

Lighting Charges

\$3,320.93

Total Current Month's Charges

\$3,320.93

Statement Date: 01/07/2022

Account: 221007764683

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



Current month's charges:	\$1,211.69
Total amount due:	\$1,211.69
Payment Due By:	01/28/2022

Your Account Summary

Previous Amount Due	\$1,021.73
Payment(s) Received Since Last Statement	-\$1,021.73
Current Month's Charges	\$1,211.69
Total Amount Due	\$1,211.69

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007764683

Current month's charges:	\$1,211.69
Total amount due:	\$1,211.69
Payment Due By:	01/28/2022
Amount Enclosed	\$

613112127550

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

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

Account: 221007764683
Statement Date: 01/07/2022
Current month's charges due 01/28/2022



Details of Charges – Service from 12/02/2021 to 01/03/2022

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 @ \$0.03076/kWh	\$15.78
Fixture & Maintenance Charge	27 Fixtures	\$407.16
Lighting Pole / Wire	27 Poles	\$689.85
Lighting Fuel Charge	513 kWh @ \$0.03008/kWh	\$15.43
Storm Protection Charge	513 kWh @ \$0.01028/kWh	\$5.27
Clean Energy Transition Mechanism	513 kWh @ \$0.00033/kWh	\$0.17
Florida Gross Receipt Tax		\$0.94
Franchise Fee		\$74.32
Municipal Public Service Tax		\$2.77

Lighting Charges

\$1,211.69

Total Current Month's Charges

\$1,211.69



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/07/2022

Account: 221007860432

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



Current month's charges:	\$548.35
Total amount due:	\$548.35
Payment Due By:	01/28/2022

Your Account Summary

Previous Amount Due	\$449.65
Payment(s) Received Since Last Statement	-\$449.65
Current Month's Charges	\$548.35
Total Amount Due	\$548.35

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WAYS TO PAY YOUR BILL



mail



phone



online



pay agent

See reverse side for more information

Account: 221007860432

Current month's charges:	\$548.35
Total amount due:	\$548.35
Payment Due By:	01/28/2022

Amount Enclosed

\$

624223221743

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

6242232217432210078604320000000548358

Account: 221007860432
Statement Date: 01/07/2022
Current month's charges due 01/28/2022



Details of Charges – Service from 12/02/2021 to 01/03/2022

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 @ \$0.03076/kWh	\$9.14
Fixture & Maintenance Charge	11 Fixtures	\$210.32
Lighting Pole / Wire	11 Poles	\$281.05
Lighting Fuel Charge	297 kWh @ \$0.03008/kWh	\$8.93
Storm Protection Charge	297 kWh @ \$0.01028/kWh	\$3.05
Clean Energy Transition Mechanism	297 kWh @ \$0.00033/kWh	\$0.10
Florida Gross Receipt Tax		\$0.54
Franchise Fee		\$33.61
Municipal Public Service Tax		\$1.61

Lighting Charges

\$548.35

Total Current Month's Charges

\$548.35



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/07/2022

Account: 221007884853

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



Current month's charges:	\$313.84
Total amount due:	\$310.38
Payment Due By:	01/28/2022

Your Account Summary

Previous Amount Due	\$343.90
Payment(s) Received Since Last Statement	-\$343.90
Miscellaneous Credits	-\$3.46
Credit balance after payments and credits	-\$3.46
Current Month's Charges	\$313.84
Total Amount Due	\$310.38

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007884853

Current month's charges:	\$313.84
Total amount due:	\$310.38
Payment Due By:	01/28/2022

Amount Enclosed \$

624223221744

Received

JAN 14 2022

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

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

6242232217442210078848530000000310384

Account: 221007884853
Statement Date: 01/07/2022
Current month's charges due 01/28/2022



Details of Charges – Service from 12/02/2021 to 01/03/2022

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	01/03/2022	39,517		36,907		2,610 kWh	1	33 Days

Daily Basic Service Charge	33 days @ \$0.74000	\$24.42
Energy Charge	2,610 kWh @ \$0.07014/kWh	\$183.07
Fuel Charge	2,610 kWh @ \$0.03057/kWh	\$79.79
Storm Protection Charge	2,610 kWh @ \$0.00315/kWh	\$8.22
Clean Energy Transition Mechanism	2,610 kWh @ \$0.00402/kWh	\$10.49
Florida Gross Receipt Tax		\$7.85

Electric Service Cost

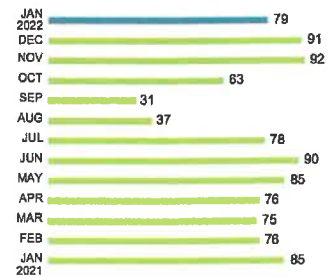
\$313.84

Total Current Month's Charges

\$313.84

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$3.46

Total Current Month's Credits

-\$3.46

Important Messages

Annual Deposit Interest Credit

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



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/07/2022

Account: 221007934898

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



Current month's charges:	\$730.23
Total amount due:	\$697.99
Payment Due By:	01/28/2022

Your Account Summary

Previous Amount Due	\$888.05
Payment(s) Received Since Last Statement	-\$888.05
Miscellaneous Credits	-\$32.24
Credit balance after payments and credits	-\$32.24
Current Month's Charges	\$730.23
Total Amount Due	\$697.99

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See reverse side for more information

Account: 221007934898

Current month's charges:	\$730.23
Total amount due:	\$697.99
Payment Due By:	01/28/2022

Amount Enclosed

\$

624223221745

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

6242232217452210079348980000000697998

Account: 221007934898
Statement Date: 01/07/2022
Current month's charges due 01/28/2022



Details of Charges – Service from 12/02/2021 to 01/03/2022

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

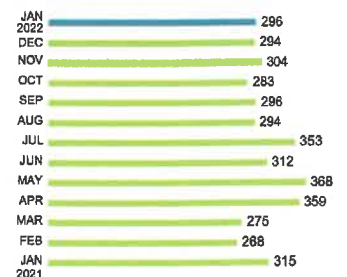
Rate Schedule: General Service Demand - Standard

Meter Location: CLUB HOUSE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813331	01/03/2022	96,735		86,969		9,766 kWh	1	33 Days
1000813331	01/03/2022	18.37		0		18.37 kW	1	33 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Daily Basic Service Charge	33 days @ \$1.07000	\$35.31
Billing Demand Charge	18 kW @ \$13.75000/kW	\$247.50
Energy Charge	9,766 kWh @ \$0.00730/kWh	\$71.29
Fuel Charge	9,766 kWh @ \$0.03057/kWh	\$298.55
Capacity Charge	18 kW @ \$0.09000/kW	\$1.62
Storm Protection Charge	18 kW @ \$0.59000/kW	\$10.62
Energy Conservation Charge	18 kW @ \$0.81000/kW	\$14.58
Environmental Cost Recovery	9,766 kWh @ \$0.00130/kWh	\$12.70
Clean Energy Transition Mechanism	18 kW @ \$1.10000/kW	\$19.80
Florida Gross Receipt Tax		\$18.26

Electric Service Cost

\$730.23

Total Current Month's Charges

\$730.23

Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric

-\$32.24

Total Current Month's Credits

-\$32.24

Important Messages

Annual Deposit Interest Credit

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



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/07/2022

Account: 221008001598

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



Current month's charges:	\$1,427.83
Total amount due:	\$1,427.83
Payment Due By:	01/28/2022

Your Account Summary

Previous Amount Due	\$1,191.47
Payment(s) Received Since Last Statement	-\$1,191.47
Current Month's Charges	\$1,427.83
Total Amount Due	\$1,427.83

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Account: 221008001598

Current month's charges:	\$1,427.83
Total amount due:	\$1,427.83
Payment Due By:	01/28/2022

Amount Enclosed

\$

624223221746

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

6242232217462210080015980000001427833

Account: 221008001598
Statement Date: 01/07/2022
Current month's charges due 01/28/2022



Details of Charges – Service from 12/02/2021 to 01/03/2022

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 @ \$0.03076/kWh	\$16.73
Fixture & Maintenance Charge	34 Fixtures	\$292.40
Lighting Pole / Wire	34 Poles	\$1005.04
Lighting Fuel Charge	544 kWh @ \$0.03008/kWh	\$16.36
Storm Protection Charge	544 kWh @ \$0.01028/kWh	\$5.59
Clean Energy Transition Mechanism	544 kWh @ \$0.00033/kWh	\$0.18
Florida Gross Receipt Tax		\$1.00
Franchise Fee		\$87.59
Municipal Public Service Tax		\$2.94

Lighting Charges **\$1,427.83**

Total Current Month's Charges **\$1,427.83**



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/07/2022

Account: 221008025530

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



Current month's charges:	\$1,628.76
Total amount due:	\$1,628.76
Payment Due By:	01/28/2022

Your Account Summary

Previous Amount Due	\$1,369.35
Payment(s) Received Since Last Statement	-\$1,369.35
Current Month's Charges	\$1,628.76
Total Amount Due	\$1,628.76

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See reverse side for more information

Account: 221008025530

Current month's charges:	\$1,628.76
Total amount due:	\$1,628.76
Payment Due By:	01/28/2022

Amount Enclosed

\$

624223221747

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

6242232217472210080255300000001628763

Account: 221008025530
Statement Date: 01/07/2022
Current month's charges due 01/28/2022



Details of Charges – Service from 12/02/2021 to 01/03/2022

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 @ \$0.03076/kWh	\$20.61
Fixture & Maintenance Charge	37 Fixtures	\$486.68
Lighting Pole / Wire	37 Poles	\$989.46
Lighting Fuel Charge	670 kWh @ \$0.03008/kWh	\$20.15
Storm Protection Charge	670 kWh @ \$0.01028/kWh	\$6.89
Clean Energy Transition Mechanism	670 kWh @ \$0.00033/kWh	\$0.22
Florida Gross Receipt Tax		\$1.23
Franchise Fee		\$99.90
Municipal Public Service Tax		\$3.62

Lighting Charges

\$1,628.76

Total Current Month's Charges

\$1,628.76



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/07/2022

Account: 221008040141

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



Current month's charges:	\$2,019.49
Total amount due:	\$2,019.49
Payment Due By:	01/28/2022

Your Account Summary

Previous Amount Due	\$1,702.87
Payment(s) Received Since Last Statement	-\$1,702.87
Current Month's Charges	\$2,019.49
Total Amount Due	\$2,019.49

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See reverse side for more information

Account: 221008040141

Current month's charges:	\$2,019.49
Total amount due:	\$2,019.49
Payment Due By:	01/28/2022

Amount Enclosed

\$

624223221748

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

6242232217482210080401410000002019496

Account: 221008040141
Statement Date: 01/07/2022
Current month's charges due 01/28/2022



Details of Charges – Service from 12/02/2021 to 01/03/2022

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 @ \$0.03076/kWh	\$26.30
Fixture & Maintenance Charge	45 Fixtures	\$678.60
Lighting Pole / Wire	45 Poles	\$1149.75
Lighting Fuel Charge	855 kWh @ \$0.03008/kWh	\$25.72
Storm Protection Charge	855 kWh @ \$0.01028/kWh	\$8.79
Clean Energy Transition Mechanism	855 kWh @ \$0.00033/kWh	\$0.28
Florida Gross Receipt Tax		\$1.57
Franchise Fee		\$123.86
Municipal Public Service Tax		\$4.62

Lighting Charges

\$2,019.49

Total Current Month's Charges

\$2,019.49

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
19492	01/01/2022	\$125.00	01/01/2022	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!

DISTRICT CHECK REQUEST FORM

Today's Date **January 18, 2022**

District Name **Ventana CDD**

Check Amount **\$200**

Payable: **Jordan Lastra**

Mailing Address: **11119 Green Harvest Dr, Fl, 33578**

.

Check Description: **Refund of clubhouse deposit**

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	_____

**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, Jordan Lastra, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: 11119 Green Harvest Dr., Riverview FL 33578
Purpose: Bridal Shower
Date of Event: 1/15/2022 Phone: 813 363 9192
Time of Event (ALL Events shall end by 11:00 p.m.): 2pm - 8pm
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:



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: 005395
Date: 01/06/2022
Terms: NET 0
Due Date: 01/06/2022

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

*8350
Wade*

SV

Description	Quantity	Rate	Amount
Trash Pickup Pick up dates December 3,10,17,24,31 2021	12	\$65.00	\$780.00

Subtotal	\$780.00
TAX 0%	\$0.00
Total	\$780.00
Paid	\$0.00

Balance Due	\$780.00
--------------------	-----------------





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: 0053101
Date: 01/15/2022
Terms: NET 0
Due Date: 01/15/2022

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

Description	Quantity	Rate	Amount
Quarerly HVAC maintainance	1	\$200.00	\$200.00

Subtotal \$200.00
TAX 0% \$0.00
Total \$200.00
Paid \$0.00

Balance Due \$200.00



5210 W Linebaugh Ave
Tampa FL 33624-503434

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

Important Information

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Account Number 3-0696-0044293
Invoice Number 0696-001002212
Invoice Date January 17, 2022
Previous Balance \$131.30
Payments/Adjustments -\$131.30
Current Invoice Charges \$102.00

Total Amount Due \$102.00	Payment Due Date February 06, 2022
--	---

PAYMENTS/ADJUSTMENTS

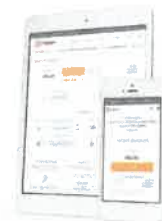
Description	Reference	Amount
Payment - Thank You 01/04	1504	-\$131.30

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 02/01-02/28			\$93.00	\$93.00
Container Refresh 02/01-02/28		1.0000	\$9.00	\$9.00
CURRENT INVOICE CHARGES				\$102.00

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	\$102.00
Payment Due Date	February 06, 2022
Account Number	3-0696-0044293
Invoice Number	0696-001002212



For Billing Address Changes
Check Box and Complete Reverse

Make Checks Payable To:



00018405
N212
THE CLUB AT VENTANA
RICK REIDT
2005 PAN AM CIR
STE 300
TAMPA FL 33607-2359

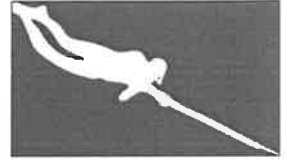


REPUBLIC SERVICES #696
PO BOX 9001099
LOUISVILLE KY 40290-1099

30696004429300000010022120000102000000102005

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 5139
DATE 01/24/2022
TERMS Net 15
DUE DATE 02/08/2022

RV 469
8390

ACTIVITY	QTY	RATE	AMOUNT
Labor Week of 12-28-2021 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 1-3-2022 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 1-10-2022 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 1-17-2022 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

December 24, 2021

Client: 001470

Matter: 000001

Invoice #: 20796

Page: 1

RE: General

For Professional Services Rendered Through December 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
11/16/2021	VTS	REVIEW CORRESPONDENCE FROM B. HOWELL RE: TEMPORARY CONSTRUCTION ACCESS (10140 TUSCAN SUN AVENUE).	0.1	
12/2/2021	VTS	PREPARE FOR AND ATTEND BOARD MEETING.	0.3	
Total Professional Services			0.4	\$114.00

PERSON RECAP

Person	Hours	Amount
VTS Vanessa T. Steinerts	0.4	\$114.00

December 24, 2021
Client: 001470
Matter: 000001
Invoice #: 20796

Page: 2

Total Services	\$114.00	
Total Disbursements	\$0.00	
Total Current Charges		\$114.00

PAY THIS AMOUNT	\$114.00
------------------------	-----------------

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 #
12/31/2021	10-130056

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	We will remove any dirt that has eroded into the pond We will be adding fill to the eroded areas to reform lake bank to original slope (up to resident property line) Stabilization matting is being added (up to resident property line) Replacing 2 Pallets of Bahia, and 5 yards of dirt at 10711 Sage Canyon		3,700.00	12/3/2021	3,700.00

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

Total	\$3,700.00
Payments/Credits	\$0.00
Balance Due	\$3,700.00

DISTRICT CHECK REQUEST FORM

Today's Date **January 14, 2022**

District Name **Ventana CDD**

Check Amount **\$300**

Payable: **Christine Azcona Morel**

Mailing Address: **11211 Beeswing place, Riverview FL, 33578**

.

Check Description: **Refund of clubhouse Rental & Deposit**

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	_____

**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, Christine Azana Morel, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: 11211 Beeching Place Riverview FL 33578
Purpose: Birthday
Date of Event: 01-29-2022 Phone: 973-388-9406
Time of Event (ALL Events shall end by 11:00 p.m.): 3:30pm - 9:30pm
Extra Hours Required (\$25.00per every (1) hour: 2 extra hours
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 Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
First Choice Aquatic Weed Management	67977	\$ 826.00		Waterway Service - 1.28.2022
Meritus Districts	72385	8,670.83		District Management Services - 1.25.2022.
Meritus Districts	74036	8,747.81	\$ 17,418.64	District Management Services -February 18 2022.
Tree Farm 2, Inc	10 126523	7,560.00		Pond Maintenance - 10.01.2021
Tree Farm 2, Inc	10 131874	10,996.00		Pond Maintenance - 2.1.2022
Tree Farm 2, Inc	10 131873	10,996.00	\$ 29,552.00	Pond Maintenance - 2.11.2022
Zebra Cleaning Team Inc.	4752	1,050.00		
Monthly Contract Sub-Total		\$ 48,846.64		

Variable Contract				
Supervisor: Jeff Hills	JH 012022	\$ 200.00		Supervisor Fee - 1.20.2022
Supervisor: Kelly Evans	KE 012022	200.00		Supervisor Fee - 1.20.2022
Supervisor: Nicholas Dister	ND 012022	200.00		Supervisor Fee - 1.20.2022
Supervisor: Ryan Motko	RM 012022	200.00		Supervisor Fee - 1.20.2022
Variable Contract Sub-Total		\$ 800.00		

Utilities				
Spectrum	091950502020222	\$ 137.96		Internet Service Thru 2.28.2022
Tampa Electric	221007554076 020722	29.98		Electric Service Thru 2.01.2022.
Tampa Electric	221007754494 020722	30.19		Electric Service Thru 2.01.2022.
Tampa Electric	221007762638 020722	3,320.93		Electric Service Thru 2.01.2022.
Tampa Electric	221007764683 020722	1,211.69		Electric Service Thru 2.01.2022.
Tampa Electric	221007860432 020722	548.35		Electric Service Thru 2.01.2022.
Tampa Electric	221007884853 020822	23.56		Electric Service Thru 2.01.2022.
Tampa Electric	221007934898 020722	658.17		Electric Service Thru 2.01.2022.

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Tampa Electric	221008001598 020722	1,427.83		Electric Service Thru 2.01.2022.
Tampa Electric	221008025530 020722	1,628.76		Electric Service Thru 2.01.2022.
Tampa Electric	221008040141 020722	2,019.49	\$ 10,898.95	Electric Service Thru 2.01.2022.
Utilities Sub-Total		\$ 11,036.91		

Regular Services				
Action Security, Inc.	19674	\$ 125.00		Action Security Service Plan - 02.01.2022
Grau & Associates	22000	2,000.00		Audit Service - 2.01.2022
HomeTeam Pest Defense	82795495	275.00		Pest Control Service - 1.28.2022
Meritus Districts	11225	18,700.00		District Management Services - 12.29.2021
Neptune Multi Services LLC	53106	845.00		Trash Pickup - 1.31.2022
Republic Services	0696 001009233	102.00		Waste Management Service - 2.17.2022
Spearem Enterprises	5135	654.00		Cleaning Service - 1.24.2022.
Spearem Enterprises	5170	160.00		Cleanup Service - 2.15.2022
Spearem Enterprises	5172	900.00		Pressure Washing the Clubhouse - 2.18.2022
Spearem Enterprises	5176	654.00		Cleaning Service - 2.18.2022
Spearem Enterprises	5177	255.00	\$ 2,623.00	Cleaning Service - 2.18.2022
Straley Robin Vericker	20936	32.00		Professional Service Thru 01.15.2022.
Tree Farm 2, Inc	10 131193	475.00		Pond Maintenance - 1.31.2022
Xavier Smith	XS 020222	275.00		Refund Of Clubhouse Rental and Deposit - 2.2.2022
Regular Services Sub-Total		\$ 25,452.00		

Additional Services				
Additional Services Sub-Total		\$ 0.00		

TOTAL:		\$ 86,135.55		
---------------	--	---------------------	--	--

**Ventana Community Development District
Summary of Operations and Maintenance Invoices**

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

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Lake & Wetland Customer Service Report

Job Name: _____
Customer Number: 444 Customer: FCA - VENTANA CDD
Technician: Ed
Date: 01/25/2022 Time: 08:19 AM
Customer Signature: _____

[illegible]

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

FISH and WILDLIFE OBSERVATIONS

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

NATIVE WETLAND HABITAT MAINTENANCE

☐ Arrowhead ☐ Bulrush ☐ Golden Canna
☒ Bacopa ☐ Chara ☒ Gulf Spikerush

Beneficial Vegetation Notes:

☐ Naiad ☒ Baby's Tears

☐ Pickerelweed

Meritus Districts
A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#
#72385

DATE
1/25/2022

CUSTOMER ID
C2292

NET TERMS
Net 30

PO#

DUE DATE
2/24/2022

BILL TO

Ventana CDD
2005 Pan Am Cir Ste 700
Tampa FL 33607-2380
United States

Services provided for the Month of: January 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Personnel Services - On-Site Staff - Personnel Services	1	Ea	2,333.33	2,333.33
District Management Services - District Management	1	Ea	3,750.00	3,750.00
Accounting Services - Accounting Services	1	Ea	562.50	562.50
Field Management - Field Management	1	Ea	1,200.00	1,200.00
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
Dissemination Services - Dissemination Services	1	Ea	700.00	700.00
Subtotal				8,670.83

Subtotal \$8,670.83

Tax \$0.00

Total Due \$8,670.83



Voice: 813-397-5122 | Fax: 813-873-7070

Meritus Districts

A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#

#74036

DATE

2/18/2022

BILL TO

Ventana CDD
2005 Pan Am Cir Ste 700
Tampa FL 33607-2380
United States

CUSTOMER ID

C2292

NET TERMS

Net 30

PO#**DUE DATE**

3/20/2022

Services provided for the Month of: February 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - 12 Copies Color-November 2021 & 3 Copies Color-December 2021	15	Ea	0.50	7.50
Postage - \$9.54 Postage-November 2021 & \$17.49 Postage-December 2021	1	Ea	27.03	27.03
Copies - 207 Copies B/W-November 2021 & 76 Copies B/W-December 2021	283	Ea	0.15	42.45
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
Accounting Services - Accounting Services	1	Ea	562.50	562.50
Dissemination Services - Dissemination Services	1	Ea	700.00	700.00
Field Management - Field Management	1	Ea	1,200.00	1,200.00
Personnel Services - On-Site Staff - Personnel Services	1	Ea	2,333.33	2,333.33
District Management Services - District Management	1	Ea	3,750.00	3,750.00
Subtotal				8,747.81

Subtotal

\$8,747.81

Tax

\$0.00

Total Due

\$8,747.81

Remit To :

Inframark LLC, PO BOX 733778, Dallas, Texas 75373-3778

Please include CUSTOMER ID and the invoice number on the check stub of your payment. Phone: 813-397-5122 | Fax: 813-873-7070



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 #
10/1/2021	10-126523

Invoice Created By

Bill To

Ventana Community Development District
Ventana CDD

Field Mgr/Super:

Ship To

Ventana
Tampa, FL

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	Pond Bank Maintenance, #MAINT.
Quantity	Description	U/M	Rate	Serviced Date	Amount
	Ventana- Common Areas, Ponds, Cul de Sacs maintenance - October		5,250.00		5,250.00
	Pond Mowing		2,310.00		2,310.00
<p>BS 5300 4/604</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	\$7,560.00
Payments/Credits	\$0.00
Balance Due	\$7,560.00



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 #
2/1/2022	10-131874

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- February DSN 4604 5350		10,996.00		10,996.00

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



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 #
2/11/2022	10-131873

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- January		10,996.00		10,996.00
<div>PSA 4604</div> <div>\$35,000</div> <div>Cornerstone</div>					

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

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

Thanks For Your Business!

INVOICE

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


DATE: FEBRUARY 15, 2022
INVOICE #4752





EXPIRATION DATE

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


[illegible]

Comments:

Ventana CDDMEETING DATE: January 20, 2022DMS Staff Signature 


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 012022

Ventana CDDMEETING DATE: January 20, 2022DMS Staff Signature 


SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	Payment Amount
Jeff Hills	<input checked="" type="checkbox"/>	Salary Accepted	\$ 200.00
Vacant	<input type="checkbox"/>	Salary Waived	\$ 0
Nicholas Dister	<input checked="" type="checkbox"/>	Salary Accepted	\$ 200.00
Kelly Evans	<input checked="" type="checkbox"/>	Salary Accepted	\$ 200.00
Ryan Motko	<input checked="" type="checkbox"/>	Salary Accepted	\$ 200.00

KE 012022

Ventana CDDMEETING DATE: January 20, 2022DMS Staff Signature 

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 012022

Ventana CDDMEETING DATE: January 20, 2022DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	Payment Amount
Jeff Hills	<input checked="" type="checkbox"/>	Salary Accepted	\$ 200.00
Vacant	<input type="checkbox"/>	Salary Waived	\$ 0
Nicholas Dister	<input checked="" type="checkbox"/>	Salary Accepted	\$ 200.00
Kelly Evans	<input checked="" type="checkbox"/>	Salary Accepted	\$ 200.00
Ryan Motko	<input checked="" type="checkbox"/>	Salary Accepted	\$ 200.00

Rm 012022



February 2, 2022
Invoice Number: 091950502020222
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 02/01/22 through 02/28/22
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 02/18/22	\$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.

IMPORTANT BILLING UPDATE

At Spectrum Business, we work hard on your behalf to keep prices as low as possible. We value your business and are committed to providing you with the latest products and technology. Despite our best efforts, rising costs have impacted our pricing.

Effective with your next statement, the following pricing will change:

- Static IP will increase by \$5/mo.



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



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 02 02022022 NNNNNY 01 000577 0002

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



February 2, 2022

VENTANA CDD

Invoice Number: 091950502020222
Account Number: 0050919505-02
Service At: 11101 VENTANA GROVES BLVD
RIVERVIEW, FL 33578-9426

Total Due by 02/18/22 **\$137.96**

Amount you are enclosing \$

Received

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195

FEB 10 2022



0001000100509195050258013796



Invoice Number: VENTANA CDD
 Account Number: 091950502020222
 Security Code: 0050919505-02
 2302

Contact UsVisit us at SpectrumBusiness.net

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

7635 1610 NO RP 02 02022022 NNNNNY 01 000577 0002

Charge Details

Previous Balance	137.96
Payments Received - Thank You 01/24	-137.96
Remaining Balance	\$0.00

Payments received after 02/02/22 will appear on your next bill.

Services from 02/01/22 through 02/28/22

Spectrum Business™ Internet

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

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

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

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

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

Current Charges	\$137.96
Total Due by 02/18/22	\$137.96

Billing Information

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

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

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

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

The following taxes, fees and surcharges are included in the price of the applicable service - Federal USF \$1.03, Florida State CST \$0.93, Florida Local CST \$0.91, Florida CST \$0.48, E911 Fee \$0.40, TRS Surcharge \$0.10, Sales Tax \$0.02.

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

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

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

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

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

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

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

(My Services login required)

**Payment Options**

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

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

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



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022

Account: 221007554076

VENTANA COMMUNITY DEVELOPMENT DISTRICT
10370 SYMMES RD
RIVERVIEW, FL 33578

Current month's charges:	\$29.98
Total amount due:	\$29.98
Payment Due By:	02/28/2022

Your Account Summary

Previous Amount Due	\$258.21
Payment(s) Received Since Last Statement	-\$258.21
Current Month's Charges	\$29.98
Total Amount Due	\$29.98



DOWNED IS DANGEROUS!

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

Visit tampaelectric.com/safety
for more safety tips.

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



MORE RELIABILITY TO YOU.

We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and updating our technology to help keep you in-the-know about your electricity. View our video at tampaelectric.com/reliability to learn more.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007554076

Current month's charges:	\$29.98
Total amount due:	\$29.98
Payment Due By:	02/28/2022

Amount Enclosed

\$

655087354792

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

6550873547922210075540760000000029980

Account: 221007554076
Statement Date: 02/07/2022
Current month's charges due 02/28/2022



Details of Charges – Service from 01/04/2022 to 02/01/2022

Service for: 10370 SYMMES RD, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Location: IRR

00000037-0000940-Page 21 of 38

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605340	02/01/2022	23,081		23,009		72 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	72 kWh @ \$0.07014/kWh	\$5.05
Fuel Charge	72 kWh @ \$0.03057/kWh	\$2.20
Storm Protection Charge	72 kWh @ \$0.00315/kWh	\$0.23
Clean Energy Transition Mechanism	72 kWh @ \$0.00402/kWh	\$0.29
Florida Gross Receipt Tax		\$0.75

Electric Service Cost

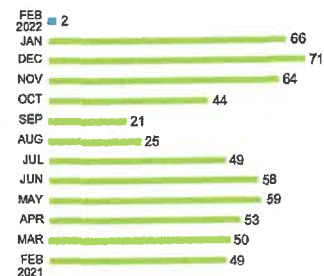
\$29.98

Total Current Month's Charges

\$29.98

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

More clean energy to you

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022

Account: 221007754494

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

Current month's charges:	\$30.19
Total amount due:	\$30.19
Payment Due By:	02/28/2022

Your Account Summary

Previous Amount Due	\$37.66
Payment(s) Received Since Last Statement	-\$37.66
Current Month's Charges	\$30.19
Total Amount Due	\$30.19



DOWNED IS DANGEROUS!

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MORE RELIABILITY TO YOU.

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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: 221007754494

Current month's charges:	\$30.19
Total amount due:	\$30.19
Payment Due By:	02/28/2022

Amount Enclosed \$ _____

682247748358

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

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

Received
FEB 10 2022

6822477483582210077544940000000030199

Account: 221007754494
Statement Date: 02/07/2022
Current month's charges due 02/28/2022



Details of Charges – Service from 01/04/2022 to 02/01/2022

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	02/01/2022	4,031		3,957		74 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	74 kWh @ \$0.07014/kWh	\$5.19
Fuel Charge	74 kWh @ \$0.03057/kWh	\$2.26
Storm Protection Charge	74 kWh @ \$0.00315/kWh	\$0.23
Clean Energy Transition Mechanism	74 kWh @ \$0.00402/kWh	\$0.30
Florida Gross Receipt Tax		\$0.75

Electric Service Cost

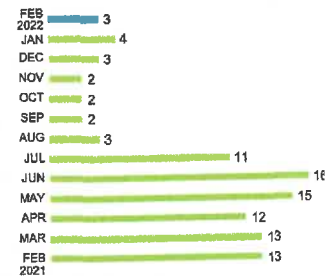
\$30.19

Total Current Month's Charges

\$30.19

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022

Account: 221007762638

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



Current month's charges:	\$3,320.93
Total amount due:	\$3,320.93
Payment Due By:	02/28/2022

Your Account Summary

Previous Amount Due	\$3,320.93
Payment(s) Received Since Last Statement	-\$3,320.93
Current Month's Charges	<u>\$3,320.93</u>
Total Amount Due	\$3,320.93




DOWNED IS DANGEROUS!

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move a safe distance away and call 911.

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for more safety tips.

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MORE RELIABILITY TO YOU.

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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: 221007762638

Current month's charges:	\$3,320.93
Total amount due:	\$3,320.93
Payment Due By:	02/28/2022

Amount Enclosed \$ _____

682247748359

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

6822477483592210077626380000003320936

Account: 221007762638
Statement Date: 02/07/2022
Current month's charges due 02/28/2022



Details of Charges – Service from 01/04/2022 to 02/01/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1406 kWh @ \$0.03076/kWh	\$43.25
Fixture & Maintenance Charge	74 Fixtures	\$1115.92
Lighting Pole / Wire	74 Poles	\$1890.70
Lighting Fuel Charge	1406 kWh @ \$0.03008/kWh	\$42.29
Storm Protection Charge	1406 kWh @ \$0.01028/kWh	\$14.45
Clean Energy Transition Mechanism	1406 kWh @ \$0.00033/kWh	\$0.46
Florida Gross Receipt Tax		\$2.58
Franchise Fee		\$203.68
Municipal Public Service Tax		\$7.60

Lighting Charges

\$3,320.93

Total Current Month's Charges

\$3,320.93

Important Messages

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022
Account: 221007764683

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

Current month's charges:	\$1,211.69
Total amount due:	\$1,211.69
Payment Due By:	02/28/2022

Your Account Summary

Previous Amount Due	\$1,211.69
Payment(s) Received Since Last Statement	-\$1,211.69
Current Month's Charges	<u>\$1,211.69</u>
Total Amount Due	\$1,211.69



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007764683

Current month's charges:	\$1,211.69
Total amount due:	\$1,211.69
Payment Due By:	02/28/2022

Amount Enclosed

\$

682247748360

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

6822477483602210077646830000001211691



ACCOUNT INVOICE

tampaelectric.com



Account: 221007764683
Statement Date: 02/07/2022
Current month's charges due 02/28/2022



Details of Charges – Service from 01/04/2022 to 02/01/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	513 kWh @ \$0.03076/kWh	\$15.78
Fixture & Maintenance Charge	27 Fixtures	\$407.16
Lighting Pole / Wire	27 Poles	\$689.85
Lighting Fuel Charge	513 kWh @ \$0.03008/kWh	\$15.43
Storm Protection Charge	513 kWh @ \$0.01028/kWh	\$5.27
Clean Energy Transition Mechanism	513 kWh @ \$0.00033/kWh	\$0.17
Florida Gross Receipt Tax		\$0.94
Franchise Fee		\$74.32
Municipal Public Service Tax		\$2.77
Lighting Charges		\$1,211.69

Total Current Month's Charges

\$1,211.69

00000037-0000936-Page 13 of 38

Important Messages

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022

Account: 221007860432

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



Current month's charges:	\$548.35
Total amount due:	\$548.35
Payment Due By:	02/28/2022

Your Account Summary

Previous Amount Due	\$548.35
Payment(s) Received Since Last Statement	-\$548.35
Current Month's Charges	\$548.35
Total Amount Due	\$548.35



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007860432

Current month's charges:	\$548.35
Total amount due:	\$548.35
Payment Due By:	02/28/2022

Amount Enclosed

\$

682247748361

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

6822477483612210078604320000000548351



ACCOUNT INVOICE

tampaelectric.com



Account: 221007860432
Statement Date: 02/07/2022
Current month's charges due 02/28/2022



Details of Charges – Service from 01/04/2022 to 02/01/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	297 kWh @ \$0.03076/kWh	\$9.14
Fixture & Maintenance Charge	11 Fixtures	\$210.32
Lighting Pole / Wire	11 Poles	\$281.05
Lighting Fuel Charge	297 kWh @ \$0.03008/kWh	\$8.93
Storm Protection Charge	297 kWh @ \$0.01028/kWh	\$3.05
Clean Energy Transition Mechanism	297 kWh @ \$0.00033/kWh	\$0.10
Florida Gross Receipt Tax		\$0.54
Franchise Fee		\$33.61
Municipal Public Service Tax		\$1.61

Lighting Charges

\$548.35

Total Current Month's Charges

\$548.35

00000037-0000944-Page 23 of 38

Important Messages

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Statement Date: 02/08/2022

Account: 221007884853

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

Current month's charges:	\$23.56
Total amount due:	\$23.56
Payment Due By:	03/01/2022

Your Account Summary

Previous Amount Due	\$310.38
Payment(s) Received Since Last Statement	-\$310.38
Current Month's Charges	\$23.56
Total Amount Due	\$23.56



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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:	\$23.56
Total amount due:	\$23.56
Payment Due By:	03/01/2022

Amount Enclosed \$ 600000428995

00004585 01 AV 0.42 33607 FTECO102082223054810 00000 02 01000000 010 02 11226 002



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

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

Received
FEB 11 2022

Account: 221007884853
 Statement Date: 02/08/2022
 Current month's charges due 03/01/2022

Details of Charges – Service from 01/04/2022 to 02/01/2022

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	02/01/2022	39,531		39,517		14 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	14 kWh @ \$0.07014/kWh	\$0.98
Fuel Charge	14 kWh @ \$0.03057/kWh	\$0.43
Storm Protection Charge	14 kWh @ \$0.00315/kWh	\$0.04
Clean Energy Transition Mechanism	14 kWh @ \$0.00402/kWh	\$0.06
Florida Gross Receipt Tax		\$0.59

Electric Service Cost

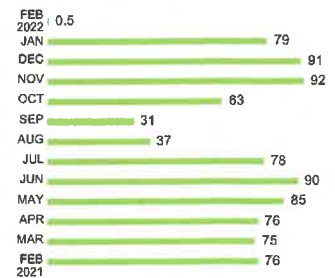
\$23.56

Total Current Month's Charges

\$23.56

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022

Account: 221007934898

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



Current month's charges:	\$658.17
Total amount due:	\$658.17
Payment Due By:	02/28/2022

Your Account Summary

Previous Amount Due	\$697.99
Payment(s) Received Since Last Statement	-\$697.99
Current Month's Charges	\$658.17
Total Amount Due	\$658.17



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007934898

Current month's charges:	\$658.17
Total amount due:	\$658.17
Payment Due By:	02/28/2022

Amount Enclosed \$
609408454884

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

6094084548842210079348980000000658173

Account: 221007934898
Statement Date: 02/07/2022
Current month's charges due 02/28/2022



Details of Charges – Service from 01/04/2022 to 02/01/2022

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

Rate Schedule: General Service Demand - Standard

Meter Location: CLUB HOUSE

00000037-0000948-Page 37 of 38

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813331	02/01/2022	4,400		96,735		7,665 kWh	1	29 Days
1000813331	02/01/2022	19.17		0		19.17 kW	1	29 Days

Daily Basic Service Charge	29 days @ \$1.07000	\$31.03
Billing Demand Charge	19 kW @ \$13.75000/kW	\$261.25
Energy Charge	7,665 kWh @ \$0.00730/kWh	\$55.95
Fuel Charge	7,665 kWh @ \$0.03057/kWh	\$234.32
Capacity Charge	19 kW @ \$0.09000/kW	\$1.71
Storm Protection Charge	19 kW @ \$0.59000/kW	\$11.21
Energy Conservation Charge	19 kW @ \$0.81000/kW	\$15.39
Environmental Cost Recovery	7,665 kWh @ \$0.00130/kWh	\$9.96
Clean Energy Transition Mechanism	19 kW @ \$1.10000/kW	\$20.90
Florida Gross Receipt Tax		\$16.45

Electric Service Cost

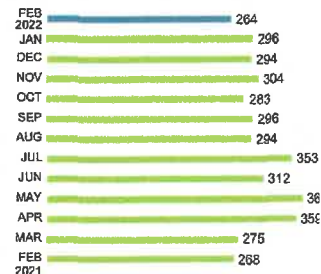
\$658.17

Total Current Month's Charges

\$658.17

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending Dec. 2021 includes Natural Gas 76%, Purchased Power 12%, Coal 6% and Solar 6%.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022

Account: 221008001598

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



Current month's charges:	\$1,427.83
Total amount due:	\$1,427.83
Payment Due By:	02/28/2022

Your Account Summary

Previous Amount Due	\$1,427.83
Payment(s) Received Since Last Statement	-\$1,427.83
Current Month's Charges	<u>\$1,427.83</u>
Total Amount Due	\$1,427.83



DOWNED IS DANGEROUS!

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

Visit tampaelectric.com/safety
for more safety tips.

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



MORE RELIABILITY TO YOU.

We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and updating our technology to help keep you in-the-know about your electricity. View our video at tampaelectric.com/reliability to learn more.

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:	\$1,427.83
Total amount due:	\$1,427.83
Payment Due By:	02/28/2022

Amount Enclosed

\$

609408454885

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

6094084548852210080015980000001427833



ACCOUNT INVOICE

tampaelectric.com



Account: 221008001598
Statement Date: 02/07/2022
Current month's charges due 02/28/2022



Details of Charges – Service from 01/04/2022 to 02/01/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	544 kWh @ \$0.03076/kWh	\$16.73
Fixture & Maintenance Charge	34 Fixtures	\$292.40
Lighting Pole / Wire	34 Poles	\$1005.04
Lighting Fuel Charge	544 kWh @ \$0.03008/kWh	\$16.36
Storm Protection Charge	544 kWh @ \$0.01028/kWh	\$5.59
Clean Energy Transition Mechanism	544 kWh @ \$0.00033/kWh	\$0.18
Florida Gross Receipt Tax		\$1.00
Franchise Fee		\$87.59
Municipal Public Service Tax		\$2.94

Lighting Charges

\$1,427.83

Total Current Month's Charges

\$1,427.83

00000037-0000346-Page 33 of 38

Important Messages

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022

Account: 221008025530

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



Current month's charges:	\$1,628.76
Total amount due:	\$1,628.76
Payment Due By:	02/28/2022

Your Account Summary

Previous Amount Due	\$1,628.76
Payment(s) Received Since Last Statement	-\$1,628.76
Current Month's Charges	<u>\$1,628.76</u>
Total Amount Due	\$1,628.76



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MORE RELIABILITY TO YOU.

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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:	\$1,628.76
Total amount due:	\$1,628.76
Payment Due By:	02/28/2022

Amount Enclosed

\$

609408454886

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

6094084548862210080255300000001628763

Account: 221008025530
Statement Date: 02/07/2022
Current month's charges due 02/28/2022



Details of Charges – Service from 01/04/2022 to 02/01/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	670 kWh @ \$0.03076/kWh	\$20.61
Fixture & Maintenance Charge	37 Fixtures	\$486.68
Lighting Pole / Wire	37 Poles	\$989.46
Lighting Fuel Charge	670 kWh @ \$0.03008/kWh	\$20.15
Storm Protection Charge	670 kWh @ \$0.01028/kWh	\$6.89
Clean Energy Transition Mechanism	670 kWh @ \$0.00033/kWh	\$0.22
Florida Gross Receipt Tax		\$1.23
Franchise Fee		\$99.90
Municipal Public Service Tax		\$3.62

Lighting Charges

\$1,628.76

Total Current Month's Charges

\$1,628.76

00000037-0000938-Page 17 of 38

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending Dec. 2021 includes Natural Gas 76%, Purchased Power 12%, Coal 6% and Solar 6%.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022

Account: 221008040141

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



Current month's charges:	\$2,019.49
Total amount due:	\$2,019.49
Payment Due By:	02/28/2022

Your Account Summary

Previous Amount Due	\$2,019.49
Payment(s) Received Since Last Statement	-\$2,019.49
Current Month's Charges	\$2,019.49
Total Amount Due	\$2,019.49



DOWNED IS DANGEROUS!

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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:	\$2,019.49
Total amount due:	\$2,019.49
Payment Due By:	02/28/2022

Amount Enclosed \$ 609408454887

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

6094084548872210080401410000002019496

Account: 221008040141
Statement Date: 02/07/2022
Current month's charges due 02/28/2022



Details of Charges – Service from 01/04/2022 to 02/01/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	855 kWh @ \$0.03076/kWh	\$26.30
Fixture & Maintenance Charge	45 Fixtures	\$678.60
Lighting Pole / Wire	45 Poles	\$1149.75
Lighting Fuel Charge	855 kWh @ \$0.03008/kWh	\$25.72
Storm Protection Charge	855 kWh @ \$0.01028/kWh	\$8.79
Clean Energy Transition Mechanism	855 kWh @ \$0.00033/kWh	\$0.28
Florida Gross Receipt Tax		\$1.57
Franchise Fee		\$123.86
Municipal Public Service Tax		\$4.62

Lighting Charges

\$2,019.49

Total Current Month's Charges

\$2,019.49

Important Messages

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

Invoice

**BILL TO**

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19674	02/01/2022	\$125.00	02/01/2022	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: 130 4626 5500

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 22000
Date 02/01/2022

SERVICE	AMOUNT
Audit FYE 09/30/2021	\$ <u>2,000.00</u>
Current Amount Due	\$ <u><u>2,000.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

Payment due upon receipt.



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

Invoice and detailed service report

INVOICE #: 82795495

WORK DATE: 01/28/2022

BILL-TO 3435891

Ventana Club House
Jahyra Rivera
11101 Ventana Groves Blvd
Riverview, FL 33578

Phone: 813-415-5633

LOCATION 3435891

Ventana Club House
Jahyra Rivera
11101 Ventana Groves Blvd
Riverview, FL 33578

Phone: 813-415-5633

Time In: 1/28/2022 1:32:33 PM

Time Out: 1/28/2022 3:00:30 PM

Customer Signature

Customer Unavailable to Sign

Technician Signature

Antonio Delgado

License #:

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Pest Control Initial Service	1.00	275.00	275.00
					Subtotal 275.00
					Tax 0.00
					Total 275.00
					Total Due: 275.00

Today's Service Comments

Hi, Mr/Ms Ventana club house

Today's 6-Point Advantage Service:

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

Today's Service Comments:

Today I completed your pest control service. In the process I found and removed spiderwebs all around exterior perimeter of your house. Please allow 5 to 7 days for treatment to take full effect. You may notice dead or dying insects around your home due to today's treatment. Please call us if you have any concerns. Thank you for your business.

Your HomeTeam tech,
Antonio D.

Curbside call was completed: Mr/Ms on-site

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

Did I earn a 10/10 rating today?

You may receive a survey on our quality of work and your feedback would be greatly appreciated - Thank you!

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Demand G		100-1240	0.0450%	n/a	Lambda-cyhalothrin	1.0000 Pound	1.0000 Pound
Areas Applied: Exterior perimeter							
Target Pests: Ants							

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



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

Invoice and detailed service report

INVOICE #: 82795495

WORK DATE: 01/28/2022

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Tandem		100-1437	15.1000%	0.0140	Thiamethoxam 11.6%; Lambda-cyhalothrin 3.5%	5.0000 Gallon	0.0046 Gallon

Areas Applied: Exterior entry points, Exterior perimeter

Target Pests: Ants

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment		Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Sq/Cu/L Ft	Lot #
Tandem	15.1000%	5.0000 Gallon	Sprayer		2:56:33 PM
100-1437	0.01400000	0.0046 Gallon	Power Spray		

Target Pests: Ants

Areas Applied: Exterior entry points; Exterior perimeter

Weather: 0°, 0 MPH

Demand G	0.0450%	1.0000 Pound			2:57:17 PM
100-1240	n/a	1.0000 Pound	Broadcast		

Target Pests: Ants

Areas Applied: Exterior perimeter

Weather: 0°, 0 MPH

GENERAL COMMENTS / INSTRUCTIONS

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

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

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

INVOICE NO.: 11225

DATE: 12/29/2021

DUE DATE: 12/29/2021

BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Dissemination Services Dissemination Services- FY2021 True up to budget	4,200.00	4,200.00
1	Personnel Services - On-Site Staff Personnel Services: Onsite Staff- FY2021 True up to budget	10,000.00	10,000.00
1	Accounting Services Accounting Services- FY2021 True up to budget	4,500.00	4,500.00
SUBTOTAL			18,700.00
NEW CHARGES			
TOTAL			18,700.00



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: 0053106
Date: 01/31/2022
Terms: NET 0
Due Date: 01/31/2022

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

Description	Quantity	Rate	Amount
Trash Pickup January 7,14,21,28 2022 (January 11 2022 clubhouse manager called to clean debris to the pond behind the clubhouse.	13	\$65.00	\$845.00

Subtotal	\$845.00
TAX 0%	\$0.00
Total	\$845.00
Paid	\$0.00

Balance Due	\$845.00
--------------------	-----------------

 **Pay Now**

 Invoice2go





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 0696-001009233
Invoice Date February 17, 2022
Previous Balance \$102.00
Payments/Adjustments -\$102.00
Current Invoice Charges \$102.00

Total Amount Due \$102.00	Payment Due Date March 09, 2022
--	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 02/09	1521	-\$102.00

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
The Club At Ventana 11101 Ventana Groves Boulevard CSA A217802976				
Riverview, FL Contract: 9696002 (C1)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Disposal: SOUTH CO - CLASS 1				
Pickup Service 03/01-03/31			\$93.00	\$93.00
Container Refresh 03/01-03/31		1.0000	\$9.00	\$9.00
CURRENT INVOICE CHARGES				\$102.00

Received
FEB 24 2022

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	\$102.00
Payment Due Date	March 09, 2022
Account Number	3-0696-0044293
Invoice Number	0696-001009233

☐
For Billing Address Changes
Check Box and Complete Reverse

Make Checks Payable To:



00004747
N201

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

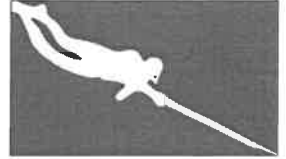


REPUBLIC SERVICES #696
PO BOX 9001099
LOUISVILLE KY 40290-1099

30696004429300000010092330000102000000102005

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 5135
DATE 01/24/2022
TERMS Net 15
DUE DATE 02/08/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor 12-27-2021 Cleaning following areas twice per week: Clubhouse, office, main hallway and restrooms pickup trash/debris located at mail pavilion	1	145.00	145.00
Labor 1-3-2022 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 1-10-2022 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 1-17-2022 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

4/6/9
53
RD

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

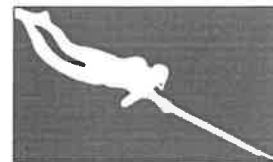
Spearem Enterprises, LLC

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 # 5170**DATE 02/15/2022****DUE DATE 03/02/2022****TERMS Net 15**

J390

PLA

46/9

ACTIVITY	QTY	RATE	AMOUNT
Labor	1	160.00	160.00
Removed Vandalism at mail pavilion.			

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.

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

BALANCE DUE**\$160.00**

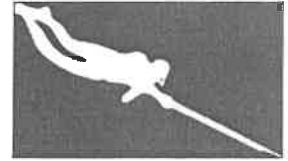
Spearem Enterprises, LLC

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 # 5172**DATE 02/18/2022****DUE DATE 03/05/2022****TERMS Net 15**

NA
4/6/19
JMB

ACTIVITY	QTY	RATE	AMOUNT
Labor	1	900.00	900.00
Pressure Washed clubhouse, pool deck, furniture and surrounding sidewalk areas.			

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.

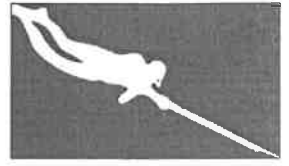
Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

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

BALANCE DUE**\$900.00**

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 5176
DATE 02/18/2022
TERMS Net 15
DUE DATE 03/05/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor 1-24-2022 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 1-31-2022 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 2-7-2022 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 2-14-2022 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

NY
4/6/19
JSG

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".

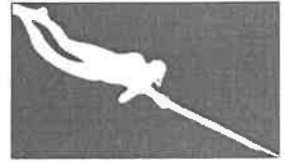
Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

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 5177
DATE 02/18/2022
TERMS Net 15
DUE DATE 03/05/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor Week of 1-24-2022 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 1-31-2022 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 2-7-2022 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 2-14-2022 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

January 21, 2022

Client: 001470

Matter: 000001

Invoice #: 20936

Page: 1

RE: General

BS 307 51400

For Professional Services Rendered Through January 15, 2022

SERVICES

Date	Person	Description of Services	Hours	
1/13/2022	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED DECEMBER 31, 2021.	0.2	
		Total Professional Services	0.2	\$32.00

PERSON RECAP

Person	Hours	Amount
LB Lynn Butler	0.2	\$32.00

January 21, 2022

Client: 001470

Matter: 000001

Invoice #: 20936

Page: 2

Total Services	\$32.00	
Total Disbursements	\$0.00	
Total Current Charges		\$32.00

PAY THIS AMOUNT

\$32.00

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 #
1/31/2022	10-131193

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	Sod replacement in area discussed of yard at 10711 Sage Canyon Drive		475.00	1/6/2022	475.00
<div>83W 5390</div> <div>4607</div> <div>Cornerstone</div>					

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

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

DISTRICT CHECK REQUEST FORM

Today's Date **February 2nd, 2022**

District Name **Ventana CDD**

Check Amount **\$275**

Payable: **Xavier Smith**

Mailing Address: **10109 Tuscan Ave. Riverview FL 33578**

.

Check Description: **Refund of Clubhouse rental Fee and Deposit**

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	_____

.

**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, Xavier Smith, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: 10109 Tuscan Sun Ave
Purpose: Graduation Celebration
Date of Event: 01/30/2022 Phone: 4072338237
Time of Event (ALL Events shall end by 11:00 p.m.): 1:30 - 6:30
Extra Hours Required (\$25.00 per every (1) hour): 1
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:

xavier smith

Signature

Print name

xavier smith

Date

**VENTANA COMMUNITY DEVELOPMENT
DISTRICT**

By:

Jahym Rivera

As:

Manager

Date:

1/12/2022

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2022



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 2/28/2022
(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)	374,281	0	0	0	0	0	0	374,281
Investment - Revenue 2018 (6000)	0	1,081,688	0	0	0	0	0	1,081,688
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	2	0	0	0	0	2
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	(65)	0	0	0	0	0	0	(65)
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	346	0	0	0	0	0	0	346
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	374,463	1,614,263	48,849	24	2	15,679,215	17,655,000	35,371,815
Liabilities								
Accounts Payable	2,177	0	0	0	0	0	0	2,177
Accounts Payable-Other	0	0	0	0	0	0	0	0
Retainage Payable	0	0	0	0	0	0	0	0
Due To General Fund	0	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0	0
Deferred Revenue	(100)	0	0	0	0	0	0	(100)
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Deposits	700	0	0	0	0	0	0	700
Due To Developer	0	0	0	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0	0	0	0
Revenue Bonds Payable - Series 2018	0	0	0	0	0	0	15,910,000	15,910,000

Ventana CDD

Balance Sheet

As of 2/28/2022
(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	2,777	0	0	0	0	0	17,655,000	17,657,777
Fund Equity & Other Credits								
Retained Earnings-All Other Reserves	0	949,869	68,818	24	2	0	0	1,018,714
Fund Balance-Unreserved	151,362	0	0	0	0	0	0	151,362
Investment in General Fixed Assets	0	0	0	0	0	15,679,215	0	15,679,215
Other	220,324	664,394	(19,970)	0	0	0	0	864,748
Total Fund Equity & Other Credits	371,686	1,614,263	48,849	24	2	15,679,215	0	17,714,038
Total Liabilities & Fund Equity	374,463	1,614,263	48,849	24	2	15,679,215	17,655,000	35,371,815

Ventana CDD

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2021 Through 2/28/2022
(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	450,338	(2,117)	(0)%
Contributions & Donations From Private Sources				
Developer Contributions	39,461	0	(39,461)	(100)%
Other Miscellaneous Revenues				
Miscellaneous	0	225	225	0 %
Clubhouse Rental	0	1,125	1,125	0 %
Total Revenues	491,916	451,688	(40,228)	(8)%
Expenditures				
Legislative				
Supervisor Fees	12,000	2,200	9,800	82 %
Financial & Administrative				
District Manager	45,000	22,350	22,650	50 %
District Engineer	4,500	0	4,500	100 %
Disclosure Report	8,400	7,700	700	8 %
Trustee Fees	8,400	1,729	6,672	79 %
Accounting Services	6,750	7,313	(563)	(8)%
Auditing Services	6,700	2,058	4,642	69 %
Postage, Phone, Faxes, Copies	500	144	356	71 %
Public Officials Insurance	2,966	2,446	520	18 %
Legal Advertising	2,200	0	2,200	100 %
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	175	375	(200)	(114)%
Email Hosting Vendor	300	0	300	100 %
Website Maintenance	1,500	625	875	58 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	6,000	2,373	3,627	60 %
Electric Utility Services				
Electric Utility Services	98,500	42,559	55,941	57 %
Garbage/Solid Waste Control Services				
Garbage Collection	4,000	1,074	2,926	73 %
Water-Sewer Combination Services				
Water Utility Services	10,000	1,143	8,857	89 %
Other Physical Environment				
Onsite Staffing	28,000	24,067	3,933	14 %
Property & Casualty Insurance	14,268	19,999	(5,731)	(40)%
Aquatic Management Contract	11,000	8,411	2,589	24 %
Entry & Walls Maintenance	2,355	0	2,355	100 %
Landscape Maintenance-Contract	135,000	51,544	83,456	62 %
Mulch/Tree Trimming	23,000	1,000	22,000	96 %
Plant Replacement & Annuals	10,000	9,084	916	9 %
Pond Repair	5,000	0	5,000	100 %
Irrigation Maintenance	5,000	400	4,600	92 %
Pool Maintenance - Contract	15,000	5,525	9,475	63 %
Pool Repairs	2,500	0	2,500	100 %
Amenity Center Facility Maintenance	14,452	16,124	(1,672)	(12)%
Amenity Center Cleaning & Supplies	5,500	1,124	4,376	80 %
Amenity Center Pest Control	1,200	0	1,200	100 %
Total Expenditures	491,916	231,365	260,551	53 %
Excess of Revenues Over (Under) Expenditures	0	220,324	220,324	0 %

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2021 Through 2/28/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	<hr/>	<hr/>	<hr/>	<hr/>
Fund Balance, Beginning of Period	0	151,362	151,362	0 %
Fund Balance, End of Period	<u>0</u>	<u>371,686</u>	<u>371,686</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018
From 10/1/2021 Through 2/28/2022
(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	1,060,153	(903)	(0)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>20</u>	<u>20</u>	<u>0 %</u>
Total Revenues	<u>1,061,056</u>	<u>1,060,172</u>	<u>(884)</u>	<u>(0)%</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>664,394</u>	<u>664,394</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	949,869	949,869	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,614,263</u></u>	<u><u>1,614,263</u></u>	<u><u>0 %</u></u>

Ventana CDD
Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2021
From 10/1/2021 Through 2/28/2022
(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	(19,970)	(19,970)	0 %
Fund Balance, Beginning of Period	0	68,818	68,818	0 %
Fund Balance, End of Period	0	48,849	48,849	0 %

Ventana CDD
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018
From 10/1/2021 Through 2/28/2022
(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 2/28/2022
 (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 2/28/2022
(In Whole Numbers)

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

Ventana CDD
Reconcile Cash Accounts

Summary

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

Reconciliation ID: 2.28.2022

Reconciliation Date: 2/28/2022

Status: Locked

Bank Balance	387,412.95
Less Outstanding Checks/Vouchers	13,256.81
Plus Deposits in Transit	125.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	374,281.14
Balance Per Books	<u>374,281.14</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: 2.28.2022

Reconciliation Date: 2/28/2022

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1444	10/22/2021	System Generated Check/Voucher	1,090.00	Zebra Cleaning Team, Inc.
1535	2/17/2022	System Generated Check/Voucher	200.00	Nicholas J. Dister
1536	2/17/2022	System Generated Check/Voucher	200.00	Ryan Motko
1539	2/24/2022	System Generated Check/Voucher	8,747.81	Meritus Districts
1540	2/24/2022	System Generated Check/Voucher	1,969.00	Spearem Enterprises, LLC
1541	2/24/2022	System Generated Check/Voucher	1,050.00	Zebra Cleaning Team, Inc.
Outstanding Checks/Vouchers			13,256.81	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 2.28.2022

Reconciliation Date: 2/28/2022

Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CHK#95679	2/11/2022	Key Card	25.00	
CHK#111	2/21/2022	Pool Key	25.00	
CHK#33584	2/21/2022	Pool Key	25.00	
CHK#33585	2/21/2022	Pool Key	25.00	
CHK#1408	2/23/2022	Pool Key	<u>25.00</u>	
Outstanding Deposits			125.00	
			<u><u> </u></u>	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 2.28.2022

Reconciliation Date: 2/28/2022

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1479	12/9/2021	System Generated Check/Voucher	200.00	Nicholas J. Dister
1526	1/4/2022	Series 2018 FY22 Tax Dist ID 558	8,563.92	Ventana CDD
1510	1/20/2022	System Generated Check/Voucher	300.00	Christine Azcona Morel
1511	1/20/2022	System Generated Check/Voucher	200.00	Neptune Services
1514	1/20/2022	System Generated Check/Voucher	1,050.00	Zebra Cleaning Team, Inc.
1515	2/3/2022	System Generated Check/Voucher	125.00	Action Security, Inc.
1516	2/3/2022	System Generated Check/Voucher	380.02	Water Resource Services
1517	2/3/2022	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1518	2/3/2022	System Generated Check/Voucher	2,000.00	Grau and Associates
1519	2/3/2022	System Generated Check/Voucher	200.00	Jordan Lastra
1520	2/3/2022	System Generated Check/Voucher	8,670.83	Meritus Districts
1521	2/3/2022	System Generated Check/Voucher	102.00	Republic Services #696
1522	2/3/2022	System Generated Check/Voucher	909.00	Spearem Enterprises, LLC
1523	2/3/2022	System Generated Check/Voucher	32.00	Straley Robin Vericker
1524	2/3/2022	System Generated Check/Voucher	7,560.00	Cornestone Solution Group
1525	2/4/2022	Series 2018 FY22 Tax Dist ID 563	8,395.34	Ventana CDD
1527	2/10/2022	System Generated Check/Voucher	275.00	Home Team Pest Defense
1528	2/10/2022	System Generated Check/Voucher	18,700.00	Meritus Districts

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 2.28.2022

Reconciliation Date: 2/28/2022

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1529	2/10/2022	System Generated Check/Voucher	845.00	Neptune Services
1530	2/10/2022	System Generated Check/Voucher	475.00	Cornestone Solution Group
1531	2/10/2022	System Generated Check/Voucher	275.00	Xavier Smith
1532	2/17/2022	System Generated Check/Voucher	137.96	Charter Communications
1533	2/17/2022	System Generated Check/Voucher	200.00	Jeffery S. Hills
1534	2/17/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1537	2/17/2022	System Generated Check/Voucher	10,898.95	Tampa Electric
1538	2/17/2022	System Generated Check/Voucher	21,992.00	Cornestone Solution Group
Cleared Checks/Vouchers			93,513.02	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 2.28.2022

Reconciliation Date: 2/28/2022

Status: Locked

Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
1014	1/12/2022	Clubhouse Deposit 1.12.2022	200.00	
1015	1/12/2022	Clubhouse Rental - 1.12.2022	75.00	
922	1/14/2022	Clubhouse Deposit 1.14.2022	200.00	
923	1/14/2022	Clubhouse Rental - 1.14.2022	100.00	
CHK#626	1/19/2022	Rental	100.00	
CHK#627	1/19/2022	Deposit	200.00	
CR467	1/19/2022	Tax Distribution adjustments 1.19.2022	0.00	
CHK#1246	1/26/2022	Clubhouse Deposit 1.26.2022	250.00	
CHK#1247	1/26/2022	Clubhouse Rental 1.26.2022	50.00	
1356	1/27/2022	Pool Key	25.00	
CHK#194	1/27/2022	Club House Activity	100.00	
CHK#195	1/27/2022	Deposit	200.00	
2006	1/28/2022	Pool Key 1.28.2022	25.00	
CR466	2/4/2022	Tax Distribution 2.4.2022	11,961.47	
CHK#127	2/9/2022	Clubhouse Deposits	200.00	
CHK#129	2/9/2022	Clubhouse Rental	100.00	
CHK#6853	2/10/2022	Clubhouse Rental	50.00	
CHK#6854	2/10/2022	Clubhouse Deposits	200.00	
CHK#393	2/22/2022	Pool Key	50.00	
Cleared Deposits			14,086.47	



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Ventana

Date: Tuesday March 29, 2022

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	<u>Improvements were noticed</u>
TURF FERTILITY	10	9	-1	<u>Looks much better</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Good overall</u>
TURF INSECT/DISEASE CONTROL	10	8	-2	<u>Ant hills need to be treated around</u> <u>the Amenity Ctr pond.</u>
PLANT FERTILITY	5	3	-2	<u>Firebush was hit hard from the cold</u> <u>weather. We will know the extent</u> <u>of the die back by may n Most</u> <u>plants look like they will recover</u>
WEED CONTROL - BED AREAS	5	3	-2	<u>Weeds are becoming more prevalent</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	7	0	<u>Good. New annuals recently installed</u>
INSECT/DISEASE CONTROL	7	7	0	<u>Good</u>
DEADHEADING/PRUNING	3	3	0	<u>Good</u>

SCORE

100	91	-9	91%
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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: Monday March 28, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	Good
INVASIVE MATERIAL (FLOATING)	20	18	-2	Minimal floating material in 2 ponds.
INVASIVE MATERIAL (SUBMERSED)	20	17	-3	Minimal submersed material in 3 ponds
FOUNTAINS/AERATORS	20	20	0	Good
DESIRABLE PLANTS	15	15	0	Good
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	6	-2	Some pool rails are oxidized & need to be polished
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	3	0	Good
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: Monday March 28, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	30	-10	Allamanda in the entrance median & on the East side of V.G. Blvd are recovering from the cold weather damage
				Almost 40 Allamanda on the West side of V.G Blvd are dead & still remain a warranty issue
RECREATIONAL AREAS	30	15	-15	Most plants are recovering from the cold weather damage
SUBDIVISION MONUMENTS	30	20	-10	Monuments need to be pressure cleaned
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	Good
MONUMENT LIGHTING	30	20	-10	Good
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	648	-52	93%

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Ventana

Date: Monday March 28, 2022

MAXIMUM
VALUE

CURRENT
VALUE

CURRENT
DEDUCTION

REASON FOR DEDUCTION

Ventana March 2022



Symees Rd SE entrance.



New Begonia annuals installed at the entrances and Amenity Center.



Symees Rd entrance. Turf fertility is getting better.



Symees center Isle median entrance. Jasmin Minima bed is full and looks good. Alamanda plants are looking better and recovering from the cold weather.



Alamanda plants on the East side of Ventana Groves Blvd. The Alamanda on the West side are mostly dead which are not related to the cold weather, and which is still under review with Cornerstone warranty issues.



Amenity Center.



New annuals installed at the Amenity Center.



Mailbox pavilion is clean & looks good.



Most plant material is rebounding from the cold weather in the Amenity Center.



Heading North of the Amenity Center.



Playground looks good.



Turf in the back of the Amenity Centers was treated for weeds & is showing some signs of improvement.



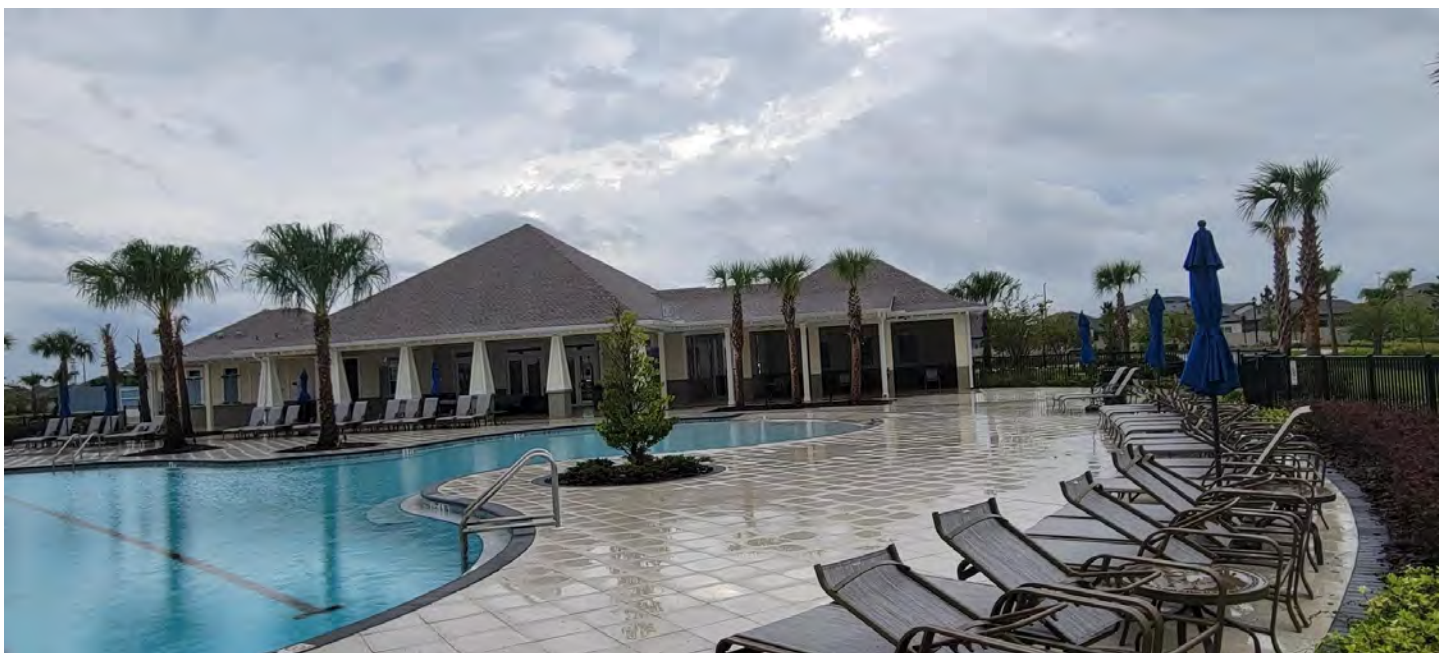
Society Garlic looks good & the red plant “Lorapetalum” is rebounding from the cold weather and should fully recover.



Pickle ball court is clean & looks good.



Pool is clear & blue.



Back of the Amenity Center.



Pool area in the Amenity Center.



Lounge area.

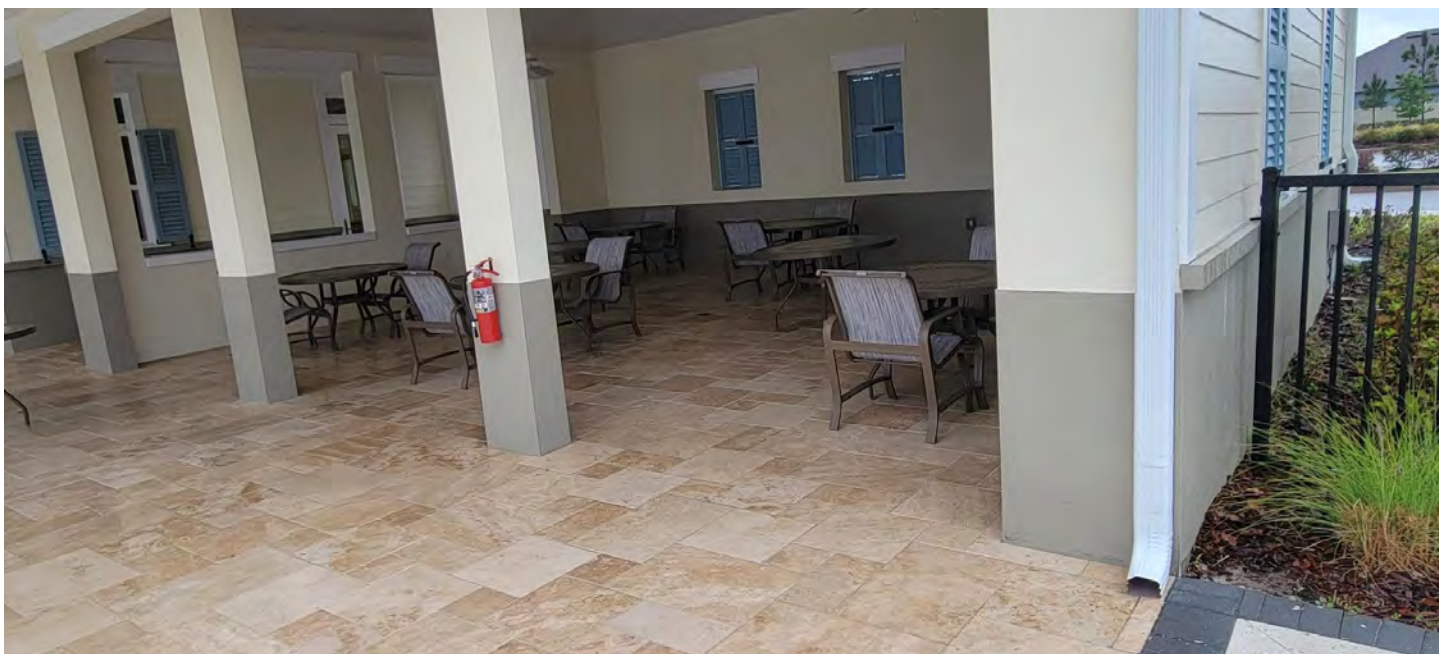


Table & chairs are clean & look good.



Ventana Amenity Center signage.



The Lorapetalum is beginning to bloom again.



Bougainvillea across the community are recovering well from the cold weather.



This Sable Palm on Ventana Grove Blvd was hit by a car. The palm tree has since been up righted by Cornerstone see next picture.



Palm tree is now upright.



Ponds look Good.



Pond looks good. Minimal Penny weed.



Receded pond looks good.



Median view heading West on field Blend.



Center isle median on Fern Hill. New Begonia annuals were installed.



North & South entrance on Fern Hill.

