

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
JUNE 02, 2022**

VENTANA
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, JUNE 02, 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 Vice-Chair Supervisor Supervisor Supervisor	Jeffery Hills Nicholas Dister Kelly Evans Ryan Motko Vacant
District Manager	Inframark	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, June 02, 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. Consideration of Resolution 2022-02; Approving FY 2023 Proposed Budget & Setting Public Hearing.....Tab 01
 - B. Announcement of Qualified Electors.....Tab 02
 - C. Consideration of Resolution 2022-03; Announcing Landowners Election.....Tab 03
 - D. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting April 07, 2022.....Tab 04
 - B. Consideration of Operation and Maintenance Expenditures March 2022.....Tab 05
 - C. Consideration of Operation and Maintenance Expenditures April 2022.....Tab 06
 - D. Review of Financial Statements Month Ending April 30, 2022.....Tab 07
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager.....Tab 08
 - i. Aquatics Inspection Report
 - ii. 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

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Ventana Community Development District (“**District**”) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 4, 2022

HOUR: 2:00 p.m.

LOCATION: Offices of Meritus (Inframark)
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON JUNE 2, 2022.

Attest:

**Ventana Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2022/2023

VENTANA

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
Revenues					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	452,454.97	453,174.17	0.00	453,174.17	719.20
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$452,454.97	\$453,174.17	\$0.00	\$453,174.17	\$719.20
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	39,461.03	0.00	39,461.03	39,461.03	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$39,461.03	\$0.00	\$39,461.03	\$39,461.03	\$0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	300.00	(300.00)	0.00	0.00
Clubhouse Rental	0.00	1,425.00	1,575.00	3,000.00	3,000.00
TOTAL MISCELLANEOUS REVENUES	0.00	1,725.00	1,275.00	3,000.00	3,000.00
TOTAL REVENUES	\$491,916.00	\$454,899.17	\$40,736.03	\$495,635.20	\$3,719.20
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	2,200.00	2,300.00	4,500.00	(7,500.00)
TOTAL LEGISLATIVE	\$12,000.00	\$2,200.00	\$2,300.00	\$4,500.00	(\$7,500.00)
FINANCIAL & ADMINISTRATIVE					
District Manager	45,000.00	26,100.00	26,100.00	52,200.00	7,200.00
District Engineer	4,500.00	732.00	768.00	1,500.00	(3,000.00)
Disclosure Report	8,400.00	8,400.00	0.00	8,400.00	0.00
Trustee Fees	8,400.00	1,728.50	6,671.50	8,400.00	0.00
Accounting Services	6,750.00	7,875.00	(7,875.00)	0.00	(6,750.00)
Auditing Services	6,700.00	2,558.00	4,142.00	6,700.00	0.00
Postage, Phone, Faxes, Copies	500.00	152.51	347.49	500.00	0.00
Legal Advertising	2,200.00	0.00	2,200.00	2,200.00	0.00
Bank Fees	250.00	0.00	250.00	250.00	0.00
Dues, Licenses, & Fees	175.00	375.00	375.00	750.00	575.00
Email Hosting Vendor	300.00	0.00	300.00	300.00	0.00
Website Maintenance	1,500.00	750.00	750.00	1,500.00	0.00
ADA Website Compliance	1,500.00	0.00	1,500.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$86,175.00	\$48,671.01	\$35,528.99	\$84,200.00	(\$1,975.00)
LEGAL COUNSEL					
District Counsel	6,000.00	3,330.55	3,369.45	6,700.00	700.00
TOTAL LEGAL COUNSEL	\$6,000.00	\$3,330.55	\$3,369.45	\$6,700.00	\$700.00
INSURANCE					
Public Officials Insurance	2,966.00	2,446.00	520.00	2,966.00	0.00
General Liability Insurance	0.00	0.00	0.00	0.00	0.00
Property & Casualty Insurance	14,268.00	19,999.00	14,268.00	14,268.00	0.00
TOTAL INSURANCE	\$17,234.00	\$22,445.00	\$14,788.00	\$17,234.00	\$0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	98,500.00	54,000.06	53,999.94	108,000.00	9,500.00
TOTAL ELECTRIC UTILITY SERVICES	\$98,500.00	\$54,000.06	\$53,999.94	\$108,000.00	\$9,500.00
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	4,000.00	2,103.26	2,096.74	4,200.00	200.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$4,000.00	\$2,103.26	\$2,096.74	\$4,200.00	\$200.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	10,000.00	1,431.73	1,468.27	2,900.00	(7,100.00)
TOTAL WATER-SEWER COMBINATION SERVICES	\$10,000.00	\$1,431.73	\$1,468.27	\$2,900.00	(\$7,100.00)
OTHER PHYSICAL ENVIRONMENT					
Onsite Staffing	28,000.00	27,599.98	27,600.02	55,200.00	27,200.00
Field Staff	0.00	0.00	6,000.00	6,000.00	6,000.00
Waterway Management Program - Aquatic Contract	11,000.00	10,017.00	9,983.00	20,000.00	9,000.00
Waterway Fish Stocking	0.00	0.00	0.00	0.00	0.00
Waterway Midget Fly Control	0.00	0.00	0.00	0.00	0.00
Entrance Monument Walls Maintenance & Repair	2,355.00	3,290.00	3,310.00	6,600.00	4,245.00
Landscape Maintenance-Contract	135,000.00	62,540.00	62,460.00	125,000.00	(10,000.00)
Mulch/Tree Trimming	23,000.00	1,000.00	1,000.00	2,000.00	(21,000.00)
Pond Repairs	5,000.00	0.00	0.00	0.00	(5,000.00)
Plant Replacement & Annuals	10,000.00	10,734.00	10,266.00	21,000.00	11,000.00
Irrigation Maintenance	5,000.00	1,129.68	1,130.32	2,260.00	(2,740.00)
Pool Maintenance - Contract	15,000.00	6,675.00	6,675.00	13,350.00	(1,650.00)
Miscellaneous Maintenance	0.00	0.00	0.00	0.00	0.00
Pool Repairs & Other Treatments	2,500.00	0.00	0.00	0.00	(2,500.00)
Capital Improvements	0.00	0.00	0.00	0.00	0.00
Amenity Center Facility Maintenance	14,452.00	17,086.76	17,113.24	34,200.00	19,748.00
Amenity Center Cleaning & Supplies	5,500.00	1,777.94	1,722.06	3,500.00	(2,000.00)
Amenity Center Pest Control	1,200.00	0.00	0.00	0.00	(1,200.00)
Holiday Decorations	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$258,007.00	\$141,850.36	\$147,259.64	\$289,110.00	\$31,103.00
TOTAL EXPENDITURES	491,916.00	276,031.97	260,811.03	516,844.00	24,928.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	0.00	178,867.20	(220,075.00)	(21,208.80)	(21,208.80)

VENTANA

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Proposed Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
Revenues					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	452,454.97	453,174.17	719.20	662,216.00	209,761.03
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$452,454.97	\$453,174.17	\$719.20	\$662,216.00	\$209,761.03
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	39,461.03	39,461.03	0.00	0.00	(39,461.03)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$39,461.03	\$39,461.03	\$0.00	\$0.00	(\$39,461.03)
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	0.00	0.00	0.00	0.00
Clubhouse Rental	0.00	3,000.00	3,000.00	0.00	0.00
TOTAL MISCELLANEOUS REVENUES	0.00	3,000.00	3,000.00	0.00	0.00
TOTAL REVENUES	\$491,916.00	\$495,635.20	\$3,719.20	\$662,216.00	\$170,300.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	4,500.00	(7,500.00)	12,000.00	0.00
TOTAL LEGISLATIVE	\$12,000.00	\$4,500.00	(\$7,500.00)	\$12,000.00	\$0.00
FINANCIAL & ADMINISTRATIVE					
District Manager	45,000.00	52,200.00	7,200.00	45,000.00	0.00
District Engineer	4,500.00	1,500.00	(3,000.00)	4,500.00	0.00
Disclosure Report	8,400.00	8,400.00	0.00	8,400.00	0.00
Trustee Fees	8,400.00	8,400.00	0.00	8,400.00	0.00
Accounting Services	6,750.00	0.00	(6,750.00)	0.00	(6,750.00)
Auditing Services	6,700.00	6,700.00	0.00	6,900.00	200.00
Postage, Phone, Faxes, Copies	500.00	500.00	0.00	500.00	0.00
Legal Advertising	2,200.00	2,200.00	0.00	2,200.00	0.00
Bank Fees	250.00	250.00	0.00	250.00	0.00
Dues, Licenses, & Fees	175.00	750.00	575.00	175.00	0.00
Email Hosting Vendor	300.00	300.00	0.00	300.00	0.00
Website Maintenance	1,500.00	1,500.00	0.00	1,500.00	0.00
ADA Website Compliance	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$86,175.00	\$84,200.00	(\$1,975.00)	\$79,625.00	(\$6,550.00)
LEGAL COUNSEL					
District Counsel	6,000.00	6,700.00	700.00	6,000.00	0.00
TOTAL LEGAL COUNSEL	\$6,000.00	\$6,700.00	\$700.00	\$6,000.00	\$0.00
INSURANCE					
Public Officials Insurance	2,966.00	2,966.00	0.00	2,935.00	(31.00)
General Liability Insurance	0.00	0.00	0.00	3,587.00	3,587.00
Property & Casualty Insurance	14,268.00	14,268.00	0.00	20,412.00	6,144.00
TOTAL INSURANCE	\$17,234.00	\$17,234.00	\$0.00	\$26,934.00	\$9,700.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	98,500.00	108,000.00	9,500.00	113,400.00	14,900.00
TOTAL ELECTRIC UTILITY SERVICES	\$98,500.00	\$108,000.00	\$9,500.00	\$113,400.00	\$14,900.00
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	4,000.00	4,200.00	200.00	4,200.00	200.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$4,000.00	\$4,200.00	\$200.00	\$4,200.00	\$200.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	10,000.00	2,900.00	(7,100.00)	5,000.00	(5,000.00)
TOTAL WATER-SEWER COMBINATION SERVICES	\$10,000.00	\$2,900.00	(\$7,100.00)	\$5,000.00	(\$5,000.00)
OTHER PHYSICAL ENVIRONMENT					
Onsite Staffing	28,000.00	55,200.00	27,200.00	56,857.00	28,857.00
Field Staff	0.00	6,000.00	6,000.00	12,000.00	12,000.00
Waterway Management Program - Aquatic Contract	11,000.00	20,000.00	9,000.00	11,000.00	0.00
Waterway Fish Stocking	0.00	0.00	0.00	2,500.00	2,500.00
Waterway Midget Fly Control	0.00	0.00	0.00	2,500.00	2,500.00
Entrance Monument Walls Maintenance & Repair	2,355.00	6,600.00	4,245.00	3,000.00	645.00
Landscape Maintenance-Contract	135,000.00	125,000.00	(10,000.00)	150,000.00	15,000.00
Mulch/Tree Trimming	23,000.00	2,000.00	(21,000.00)	23,000.00	0.00
Pond Repairs	5,000.00	0.00	(5,000.00)	5,000.00	0.00
Plant Replacement & Annuals	10,000.00	21,000.00	11,000.00	20,000.00	10,000.00
Irrigation Maintenance	5,000.00	2,260.00	(2,740.00)	5,000.00	0.00
Pool Maintenance - Contract	15,000.00	13,350.00	(1,650.00)	15,000.00	0.00
Miscellaneous Maintenance	0.00	0.00	0.00	20,000.00	20,000.00
Pool Repairs & Other Treatments	2,500.00	0.00	(2,500.00)	2,500.00	0.00
Capital Improvements	0.00	0.00	0.00	50,000.00	50,000.00
Amenity Center Facility Maintenance	14,452.00	34,200.00	19,748.00	20,000.00	5,548.00
Amenity Center Cleaning & Supplies	5,500.00	3,500.00	(2,000.00)	5,500.00	0.00
Amenity Center Pest Control	1,200.00	0.00	(1,200.00)	1,200.00	0.00
Holiday Decorations	0.00	0.00	0.00	10,000.00	10,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$258,007.00	\$289,110.00	\$31,103.00	\$415,057.00	\$157,050.00
TOTAL EXPENDITURES	491,916.00	516,844.00	24,928.00	662,216.00	170,300.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	0.00	(21,208.80)	(21,208.80)	0.00	0.00



April 18, 2022

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2022, listed below.

Community Development District	Number of Registered Electors
Ventana	1084

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@votehillsborough.gov.

Respectfully,

Enjoli White
Candidate Services Manager



RESOLUTION 2022-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
VENTANA COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING A DATE, TIME AND LOCATION FOR A
LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION;
PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the District's Board of Supervisors ("Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, Florida Statutes; and

WHEREAS, the effective date of Ordinance No. 16-6 creating the District was the April 12, 2016, as amended; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), Florida Statutes.

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

Section 1. In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on November 3, 2022, at 2:00 p.m. at the offices of Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Section 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election has been announced by the Board at its June 2, 2022 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at the office of the District Manager, Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 2nd DAY OF JUNE, 2022.

ATTEST:

**VENTANA COMMUNITY DEVELOPMENT
DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

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

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Ventana Community Development District (the “**District**”), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 217 acres more or less, generally located along the east side of Fern Hill Drive, west of U.S. Highway 301, and south of Gibsonton Drive, Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners’ meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 3, 2022
TIME: 2:00 p.m.
PLACE: The offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Brian Lamb, District Manager

EXHIBIT A

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: **November 3, 2022**

TIME: **2:00 p.m.**

LOCATION: **The offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607**

Pursuant to Chapter 190, Florida Statutes, and after a community development district ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("Board") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners, two (2) seats for a four year period and one (1) seat for a two year period. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

EXHIBIT A

LANDOWNER PROXY

**VENTANA COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2022**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Ventana Community Development District to be held at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, on November 3, 2022, at 2:00 p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

EXHIBIT A

OFFICIAL BALLOT
VENTANA COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2022

For Election (Three (3) Supervisors): The two candidates receiving the highest number of votes will receive a four (4) year term, and the one candidate receiving the lowest number of votes will receive a two (2) year term, with the term of office for each of the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Ventana Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowners' Proxy attached hereto, do cast my votes as follows:

NAME OF CANDIDATE	NUMBER OF VOTES
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

Date: _____

Signed: _____

Printed Name: _____

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

April 7, 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, April 7, 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 Regular Meeting of the Board of Supervisors of the Ventana Community Development District to order on **Thursday, April 7, 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
John Vericker	District Counsel, Straley Robin Vericker
Tonya Stewart	District Engineer

There were several resident audience members in attendance.

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. Community Report

ii. True-Up Letter

iii. Community Report – January 2022

Supervisor Evans expressed how of a great job Cornerstone did with analysis on the community from plants that were declining. Mrs. Evans discussed issues with bronzing diseases on Palm Trees and agreed with the warranty replacement details from Cornerstone.

Supervisor Evans stated Cornerstone will remove the dead stable and proceed with a fertilization application in which will help with the discoloration of the turf.

Supervisor Evans requested to obtain the warranty language by Cornerstone.

Supervisor Evans is requesting to pay the remaining balance of fifty-five thousand \$55,000 after Cornerstone completes the fertilization and have Gary look at all the plant material and report back to the Board so they can cut the check.

District Manager Brian Howell suggested to get an arborist second opinion and check the five (5) plus live Sylvester Palms.

There are numerous of stables that need to be removed in the back of the amenities including several of them by the pond.

Supervisor Evans suggested cutting a check for forty thousand 40,000 to Cornerstone in compliance with the warranty replacements and replacing all stables around the amenities that were not noted in the report. As well as cutting down the Sylvester Palms and the additional fertilization.

MOTION TO:	Approve to distribute a check to Cornerstone in the amount of \$40,000 to replace plants, stables, and fertilization along with the request of warranty language.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	Supervisor Evans mentioned the remaining balance of \$15,000 will be distributed once completed.
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. Consideration of Resolution 2022-01; Redesignating Officers

The Board and Mr. Lamb discussed the Redesignation Officers. Supervisor Nick Dister will now take over Ryan Motko position as a Vice Chair with the remaining balance of the Board.

MOTION TO: Approve Resolution 2022-01.
MADE BY: Supervisor Motko
SECONDED BY: Supervisor Evans
DISCUSSION: None Further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

C. General Matters of the District

There were no general matters to be discussed at this time.

4. CONSENT AGENDA ITEMS

- A. Consideration of Minutes of the Regular Meeting January 06, 2022**
- B. Consideration of Minutes of the Continued Meeting January 20, 2022,**
- C. Consideration of Operation and Maintenance Expenditures January 2022**
- D. Consideration of Operation and Maintenance Expenditures February 2022**

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

E. Review of Financial Statements Month Ending February 28, 2022

The Board reviewed the financial statements.

5. VENDOR AND STAFF REPORTS

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

There were no additional reports on behalf of the staff.

C. District Engineer

District Engineer Stewart informed the Board she has been working on Stormwater legislation which is not ready yet.

6. SUPERVISOR REQUESTS

There is no supervisor request at this time.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

Resident requested air raders clarified it will be implemented on the upcoming budget for air raders.

Resident suggested box share near the amenities center. As well as locks for dumpsters, signs for the entrance coming in and out the community to avoid collisions.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
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				
First Choice Aquatic Weed Management	68236	\$ 826.00		Waterway Service - 2.23.2022
First Choice Aquatic Weed Management	69221	826.00	\$ 1,652.00	Waterway Service - 3.23.2022
Meritus Districts	75301	8,679.27		District Management Services - 3.23.2022.
Tree Farm 2, Inc	10 132413	10,996.00		Pond Maintenance - 3.1.2022
Zebra Cleaning Team Inc.	4774	1,150.00		Pool Cleaning Service - 3.08.2022
Monthly Contract Sub-Total		\$ 22,477.27		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
BOCC	6511068430 021522	\$ 193.69		Water And Sewer Service thru 2.10.2022
BOCC	6511068430 031622	288.46	\$ 482.15	Water And Sewer Service thru 3.11.2022
Tampa Electric	221007554076 030922	287.79		Electric Service Thru 3.02.2022.
Tampa Electric	221007754494 030822	-71.97		Electric Service Thru 3.02.2022.
Tampa Electric	221007762638 030822	-586.32		Electric Service Thru 3.02.2022.
Tampa Electric	221007764683 030822	1,211.69		Electric Service Thru 3.02.2022.
Tampa Electric	221007860432 030822	-137.40		Electric Service Thru 3.02.2022.
Tampa Electric	221007884853 030822	23.67		Electric Service Thru 3.02.2022.
Tampa Electric	221007934898 030822	695.88		Electric Service Thru 3.02.2022.
Tampa Electric	221008001598 030822	-7.87		Electric Service Thru 3.02.2022.
Tampa Electric	221008025530 030822	-12.59		Electric Service Thru 3.02.2022.
Tampa Electric	221008040141 030822	124.40	\$ 1,527.28	Electric Service Thru 3.02.2022.
Utilities Sub-Total		\$ 2,009.43		

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services				
Action Security, Inc.	19875	\$ 125.00		Action Security - 3.1.2022
Amanda Lewis	AL 032922	75.00		Refund Of Clubhouse Rental - 3.29.2022
Anthony Argote	AA 032922	200.00		Refund Of Clubhouse Rental - 3.29.2022
Cornerstone	10 133328	729.68		Labor And Maintenance - 3.13.2022
Don Harrison Enterprises	2865	3,290.00		Routine Maintenance - 2.26.2022
Grau & Associates	22181	500.00		Audit Service 3.1.2022
Matt M Trombly	MT 030122	250.00		Refund of Clubhouse Deposit. 3.1.2022
Neptune Multi Services LLC	53123	780.00		Trash Pick up - 2.25.2022
Republic Services	0696 001016583	1,029.72		Waste Management - 4.06.2022
Spearem Enterprises	5193	90.00		Labor and Repair - 2.28.2022
Spearem Enterprises	5211	350.00		Cleaning Service - 3.12 2022
Spearem Enterprises	5215	654.00		Cleaning Service - 3.14.2022
Spearem Enterprises	5216	255.00	\$ 1,349.00	Cleaning Service - thru 3.14 .2022
Spectrum	091950502030322	142.96		Internet Service Thru 3.31.2022
Stantec	1898180	732.00		Professional Service Thru 02.25.2022.
Straley Robin Vericker	21063	1,055.50		Professional Service Thru 2.15.2022
Straley Robin Vericker	21210	958.00	\$ 2,013.50	Professional Service Thru 03.15.2022.
Travis Jamal Tyson	TJT 031022	200.00		Refund of Clubhouse Deposit - 3.10.2022
Tree Farm 2, Inc	10 132667	1,650.00		Landscape Maintenance - 2.28.2022
Regular Services Sub-Total		\$ 13,066.86		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 37,553.56		

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

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

February 24, 2022

Client: 001470

Matter: 000001

Invoice #: 21063

Page: 1

RE: General

rsy
3/10/22
5:14 PM

For Professional Services Rendered Through February 15, 2022

SERVICES

Date	Person	Description of Services	Hours	
1/17/2022	VTs	REVIEW QUARTERLY REPORT FOR SERIES 2018 BONDS AND SERIES 2021 BONDS.	0.3	
1/19/2022	VTs	REVIEW CORRESPONDENCE FROM B. CRUTCHFIELD WITH REVISED BOARD MEETING AGENDA PACKET AND ATTACHMENTS.	0.3	
1/20/2022	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	
1/20/2022	VTs	PREPARE FOR AND ATTEND BOARD MEETING.	0.9	
1/21/2022	VTs	REVIEW PROPERTY RECORDS AND PLATS RE: OUTSTANDING PARCELS TO BE CONVEYED TO DISTRICT.	0.5	
1/24/2022	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2021; PREPARE CORRESPONDENCE TRANSMITTING QUARTERLY REPORT TO DISSEMINATION AGENT.	0.2	
2/1/2022	VTs	REVIEW CORRESPONDENCE FROM T. STEWART.	0.1	
2/11/2022	VTs	REVIEW SERIES 2018 BOND DOCUMENTS AND INITIAL PREPARATION OF COMPLETION CERTIFICATE FOR 2018 PROJECT.	0.8	
2/14/2022	VTs	REVIEW CORRESPONDENCE FROM T. STEWART RE: EROSION ISSUES; SEND CORRESPONDENCE TO DISTRICT ENGINEER RE: PROJECT COMPLETION CERTIFICATE.	0.2	
Total Professional Services			3.7	\$1,055.50

February 24, 2022

Client: 001470

Matter: 000001

Invoice #: 21063

Page: 2

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.4	\$140.00
VTs	Vanessa T. Steinerts	3.1	\$883.50
LB	Lynn Butler	0.2	\$32.00

Total Services	\$1,055.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,055.50

PAY THIS AMOUNT	\$1,055.50
------------------------	-------------------

Please Include Invoice Number on all Correspondence

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
2/23/2022	68236

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	3/25/2022

Description	Amount
Monthly waterway service for 9 ponds associated with Ventana CDD <i>BSH 45007 53970</i>	826.00

Thank you for your business.

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



Job Name: _____
Customer Number: 444 Customer: FCA - VENTANA CDD
Technician: Ed
Date: 02/22/2022 Time: 12:39 PM
Customer Signature: _____

Trash pickup

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

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

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

☐ Naiad ☐ _____ 25

☐ Pickerelweed

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
19875	03/01/2022	\$125.00	03/01/2022	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Plan Service agreement for Ventana Groves Clubhouse, (monthly) includes: • 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!

VS 461753910



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
VENTANA CDD	6511068430	02/15/2022	03/08/2022

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	01/11/2022	6555	02/10/2022	6687	13200 GAL	ACTUAL	WATER

Service Address Charges

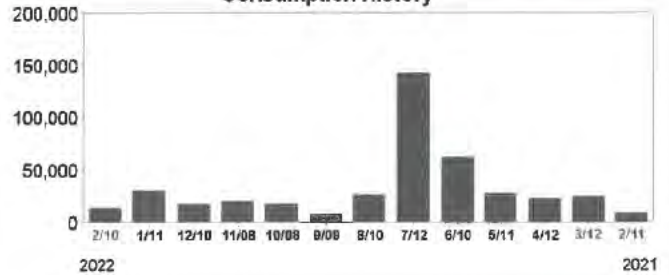
Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$39.86
Water Base Charge	\$17.30
Water Usage Charge	\$18.55
Sewer Base Charge	\$41.85
Sewer Usage Charge	\$71.15
Total Service Address Charges	\$193.69

Summary of Account Charges

Previous Balance	\$380.02
Net Payments - Thank You	\$-380.02
Total Account Charges	\$193.69
AMOUNT DUE	\$193.69

Received
FEB 28 2022

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6511068430

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

4,618 8

DUE DATE	03/08/2022
AMOUNT DUE	\$193.69
AMOUNT PAID	

0065110684308

27
00000193698

DISTRICT CHECK REQUEST FORM

Today's Date **March 1, 2022**

District Name **Ventana CDD**

Check Amount **\$250**

Payable: **Matt M Trombly**

Mailing Address: [REDACTED]

Check Description: **Refund of Clubhouse Rental and Deposit**

Special Instructions:

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

Approved Signature

DM	_____
Fund	001_____
G/L	32520
Object Cd	1005
CK #	143506
Date	2/16/2022

 3/1/22

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7360 ♦ 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:

Mr. Shontis Jones

Signature

Mr. Shontis Jones

Print name

2/10/2022

Date

**VENTANA COMMUNITY DEVELOPMENT
DISTRICT**

By: Jahyra Rivera

As: Manager

Date: 2/10/2022

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

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

CHECK PAYMENT FORM

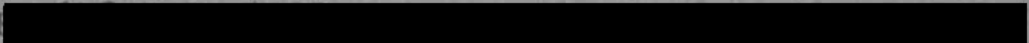
This form must be completed by each person issuing a check to Ventana CDD in payment for clubhouse rentals, keys or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained for each occurrence.

DATE: 2 / 10 / 22

NAME OF ISSUER: Matthew Trombly

ADDRESS: 

HOME PHONE: () -

CELL PHONE: 

DRIVER LIC: 

PLACE OF EMPLOYMENT: _____

WORK PHONE: () -

AMOUNT OF CHECK: \$ 50 ^{# 6853} Rental Fee Deposit 200 ^{# 6854}

REASON FOR CHECK: Clubhouse Rental

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

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

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

P. Jones
Applicant Signature

Pre'Shantis Jones
Applicant Printed Name

Date

2/10/22

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

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RECREATION CENTER POLICIES

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

Rental Fees and Security Deposits for residents are as follows:

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

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

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

**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, Pre'Shontis Jones, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: [REDACTED]
Purpose: Party
Date of Event: [REDACTED]
Time of Event (ALL Events shall end by 11:00 p.m.): 1:00pm - 5:00pm
Extra Hours Required (\$25.00 per every (1) hour): 4 hours
Number of Attendees (NOT TO EXCEED 40): 30-35
5. The District has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.

6854
9-32/720

DATE 02/10/2022

PAY TO THE ORDER OF [REDACTED] \$ 200.00

Two Hundred Dollars and 00/100 DOLLARS

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

MEMO Clubhouse Rental

⑆072000326⑆ 39060873216854

6853
9-32/720

DATE 02/10/2022

PAY TO THE ORDER OF [REDACTED] \$ 50.00

Fifty Dollars and 00/100 DOLLARS

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

MEMO Clubhouse Rental

⑆072000326⑆ 39060873216853

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. 22181
Date 03/01/2022

SERVICE	AMOUNT
Audit FYE 09/30/2021	\$ <u>500.00</u>
Current Amount Due	\$ <u>500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
500.00	0.00	0.00	0.00	0.00	500.00

Payment due upon receipt.

[illegible]

Don Harrison Enterprises

2510 Priscilla Court

Lutz, FL 33559

(813) 363-6286

EC13010124

TO: Brian Howell

Job Name: Ventana Groves

Job Address: Riverview, fl

Description: fixture replacements.

Proposal / Estimate

All labor and materials to supply and install (12) of the missing low voltage landscape lights including the perma-post caps located at the entrance of Ventana Grove & Symmes Rd. Also installed a new Electrical junction hand hold box in middle island as needed.

We hereby propose to furnish materials and labor-complete in accordance with the above specifications or scope of work for the sum of \$ 3,290.00
Three thousand, two hundred, ninety dollars.

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

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

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

Signature _____ Date _____

Authorized Signature _____ Date _____

Approved By Brian Howell

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 # 5193**DATE 02/28/2022****DUE DATE 03/15/2022****TERMS Net 15***BSN 461903910*

ACTIVITY	QTY	RATE	AMOUNT
Labor	1	90.00	90.00
Repaired/Replaced broken swing at park.			

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**\$90.00**



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 #
3/1/2022	10-132413

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- March		10,996.00		10,996.00

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	\$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 #
2/28/2022	10-132667

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	Ventana Freeze cloth Protection for 1/29-1/30 Approved by Brian Howell			250.00	2/1/2022	250.00
1	Lay Bahia sod on the unfished areas on pond behind Sage Canyon. Approved by Brian Howel			1,400.00	2/3/2022	1,400.00
<div>Bd Howell for</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	\$1,650.00
Payments/Credits	\$0.00
Balance Due	\$1,650.00



Neptune Multi services LLC

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

Invoice

Invoice No: 0053123
Date: 03/07/2022
Terms: NET 0
Due Date: 03/07/2022

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

Handwritten note: OK 45005302

Description	Quantity	Rate	Amount
Trash pick up Dates February 4,11,18,25 2022 12 hrs	12	\$65.00	\$780.00

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

Pay Now

Invoice2go



Balance Due \$780.00

March 3, 2022
Invoice Number: 091950502030322
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 03/01/22 through 03/31/22
details on following pages*

Previous Balance	137.96
Payments Received - Thank You	-137.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	122.97
Spectrum Business™ Voice	19.99
Current Charges	\$142.96
Total Due by 03/18/22	\$142.96

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.

Unreturned Equipment Information. Effective on or after 04/01/2022 updated fees for Unreturned Equipment will apply. You will only see these charges on future bills if you have any equipment that you haven't returned.

- Digital Receiver decreases from \$103.00 to \$97.00.
- D3 and newer Modem models (wired or wireless) increases from \$59.00 to \$60.00.
- Wireless Router increases from \$61.00 to \$76.00.
- Multipoint Access Point decreases from \$69.00 to \$64.00.
- D3 AWG2 Modem decreases from \$78.00 to \$60.00.
- EMTA Router (4 port or above) increases from \$74.00 to \$81.00.
- Business Set Back Box decreases from \$163.00 to \$136.00.
- Access Point increases from \$130.00 to \$166.00.
- ATA increases from \$26.00 to \$37.00.
- EPON ONU decreases from \$260.00 to \$95.00.



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

Received
MAR 10 2022

4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 03 03032022 NNNNNY 01 000558 0002

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

March 3, 2022

VENTANA CDD

Invoice Number: 091950502030322
Account Number: 0050919505-02
Service At: 11101 VENTANA GROVES BLVD
RIVERVIEW, FL 33578-9426

Total Due by 03/18/22 **\$142.96**

Amount you are enclosing \$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195



Statement Date: 03/09/2022
Account: 221007554076

VENTANA COMMUNITY DEVELOPMENT DISTRICT
10370 SYMMES RD
RIVERVIEW, FL 33578

Current month's charges:	\$287.79
Total amount due:	\$287.79
Payment Due By:	03/30/2022

Your Account Summary

Previous Amount Due	\$29.98
Payment(s) Received Since Last Statement	-\$29.98
Current Month's Charges	\$287.79
Total Amount Due	\$287.79

Received
MAR 14 2022

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007554076

Current month's charges:	\$287.79
Total amount due:	\$287.79
Payment Due By:	03/30/2022

Amount Enclosed \$ 600000438439

00000273 01 AV 0.42 33607 FTECO103092223341310 00000 02 01000000 012 01 5185 003



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

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

Account: 221007554076
Statement Date: 03/09/2022
Current month's charges due 03/30/2022

Details of Charges – Service from 02/02/2022 to 03/02/2022

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	03/02/2022	25,483		23,081		2,402 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	2,402 kWh @ \$0.07014/kWh	\$168.48
Fuel Charge	2,402 kWh @ \$0.03057/kWh	\$73.43
Storm Protection Charge	2,402 kWh @ \$0.00315/kWh	\$7.57
Clean Energy Transition Mechanism	2,402 kWh @ \$0.00402/kWh	\$9.66
Florida Gross Receipt Tax		\$7.19

Electric Service Cost

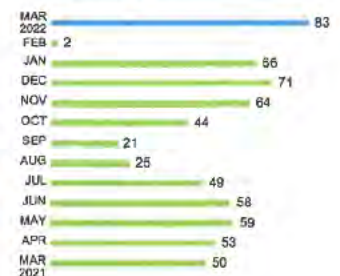
\$287.79

Total Current Month's Charges

\$287.79

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Statement Date: 03/08/2022

Account: 221007934898

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



Current month's charges:	\$695.88
Total amount due:	\$695.88
Payment Due By:	03/29/2022

Your Account Summary

Previous Amount Due	\$658.17
Payment(s) Received Since Last Statement	-\$658.17
Current Month's Charges	\$695.88
Total Amount Due	\$695.88

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See reverse side for more information

Account: 221007934898

Current month's charges:	\$695.88
Total amount due:	\$695.88
Payment Due By:	03/29/2022

Amount Enclosed

\$

643976306351

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

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

Account: 221007934898
Statement Date: 03/08/2022
Current month's charges due 03/29/2022



Details of Charges – Service from 02/02/2022 to 03/02/2022

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	03/02/2022	12,169		4,400		7,769 kWh	1	29 Days
1000813331	03/02/2022	21.19		0		21.19 kW	1	29 Days

Daily Basic Service Charge	29 days @ \$1.07000	\$31.03
Billing Demand Charge	21 kW @ \$13.75000/kW	\$288.75
Energy Charge	7,769 kWh @ \$0.00730/kWh	\$56.71
Fuel Charge	7,769 kWh @ \$0.03057/kWh	\$237.50
Capacity Charge	21 kW @ \$0.09000/kW	\$1.89
Storm Protection Charge	21 kW @ \$0.59000/kW	\$12.39
Energy Conservation Charge	21 kW @ \$0.81000/kW	\$17.01
Environmental Cost Recovery	7,769 kWh @ \$0.00130/kWh	\$10.10
Clean Energy Transition Mechanism	21 kW @ \$1.10000/kW	\$23.10
Florida Gross Receipt Tax		\$17.40

Electric Service Cost

\$695.88

Total Current Month's Charges

\$695.88

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



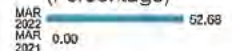
Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Statement Date: 03/08/2022

Account: 221008001598

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



Current month's charges:	\$1,337.30
Total amount due:	-\$7.87
CREDIT -	DO NOT PAY

Your Account Summary

Previous Amount Due	-\$1,345.17
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$1,345.17
Current Month's Charges	\$1,337.30
Total Amount Due	-\$7.87

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008001598

Current month's charges:	\$1,337.30
Total amount due:	-\$7.87
CREDIT -	DO NOT PAY

Amount Enclosed \$ _____
643976306352

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

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

Account: 221008001598
Statement Date: 03/08/2022
Current month's charges due **DO NOT PAY**



Details of Charges – Service from 02/02/2022 to 03/02/2022

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
Lighting Charges		\$1,337.30

Total Current Month's Charges

\$1,337.30

Important Messages

Fuel increase will raise outdoor lighting bills

The cost of natural gas, which is used to generate electricity, is passed through from fuel suppliers to you with no markup or profit to Tampa Electric. Due to a significant rise in global natural gas prices, the Florida Public Service Commission (PSC) has approved an increase to customer bills effective April 2022. Even with this increase, the typical residential bill will remain among the lowest in Florida and below the national average. Visit tampaelectric.com/ratecommunications to view the outdoor lighting rates.

Statement Date: 03/08/2022

Account: 221008025530

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



Current month's charges:	\$1,525.24
Total amount due:	-\$12.59
CREDIT -	DO NOT PAY

Your Account Summary

Previous Amount Due	-\$1,537.83
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$1,537.83
Current Month's Charges	\$1,525.24
Total Amount Due	-\$12.59

**One Less
Worry :)**

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008025530

Current month's charges:	\$1,525.24
Total amount due:	-\$12.59
CREDIT -	DO NOT PAY

Amount Enclosed

\$

643976306353

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

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

Account: 221008025530
Statement Date: 03/08/2022
Current month's charges due **DO NOT PAY**



Details of Charges – Service from 02/02/2022 to 03/02/2022

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

Lighting Charges

\$1,525.24

Total Current Month's Charges

\$1,525.24

00000033-0001357-Page 41 of 56

Important Messages

Fuel increase will raise outdoor lighting bills

The cost of natural gas, which is used to generate electricity, is passed through from fuel suppliers to you with no markup or profit to Tampa Electric. Due to a significant rise in global natural gas prices, the Florida Public Service Commission (PSC) has approved an increase to customer bills effective April 2022. Even with this increase, the typical residential bill will remain among the lowest in Florida and below the national average. Visit tampaelectric.com/ratecommunications to view the outdoor lighting rates.

Statement Date: 03/08/2022
Account: 221008040141

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



Current month's charges:	\$1,891.01
Total amount due:	\$124.40
Payment Due By:	03/29/2022

Your Account Summary

Previous Amount Due	-\$1,766.61
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$1,766.61
Current Month's Charges	\$1,891.01
Total Amount Due	\$124.40

One Less Worry :)

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



SCAM AWARE TIP:

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008040141

Current month's charges:	\$1,891.01
Total amount due:	\$124.40
Payment Due By:	03/29/2022

Amount Enclosed \$
643976306354

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

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

Account: 221008040141
Statement Date: 03/08/2022
Current month's charges due 03/29/2022



Details of Charges – Service from 02/02/2022 to 03/02/2022

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
Lighting Charges		\$1,891.01

Total Current Month's Charges

\$1,891.01

Important Messages

Fuel increase will raise outdoor lighting bills

The cost of natural gas, which is used to generate electricity, is passed through from fuel suppliers to you with no markup or profit to Tampa Electric. Due to a significant rise in global natural gas prices, the Florida Public Service Commission (PSC) has approved an increase to customer bills effective April 2022. Even with this increase, the typical residential bill will remain among the lowest in Florida and below the national average. Visit tampaelectric.com/ratecommunications to view the outdoor lighting rates.

Statement Date: 03/08/2022

Account: 221007884853

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



Current month's charges:	\$23.67
Total amount due:	\$23.67
Payment Due By:	03/29/2022

Your Account Summary

Previous Amount Due	\$23.56
Payment(s) Received Since Last Statement	-\$23.56
Current Month's Charges	\$23.67
Total Amount Due	\$23.67

One Less Worry :)

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007884853

Current month's charges:	\$23.67
Total amount due:	\$23.67
Payment Due By:	03/29/2022

Amount Enclosed \$

630396078636

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

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

Account: 221007884853
Statement Date: 03/08/2022
Current month's charges due 03/29/2022



Details of Charges – Service from 02/02/2022 to 03/02/2022

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	03/02/2022	39,546		39,531		15 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	15 kWh @ \$0.07014/kWh	\$1.05
Fuel Charge	15 kWh @ \$0.03057/kWh	\$0.46
Storm Protection Charge	15 kWh @ \$0.00315/kWh	\$0.05
Clean Energy Transition Mechanism	15 kWh @ \$0.00402/kWh	\$0.06
Florida Gross Receipt Tax		\$0.59

Electric Service Cost

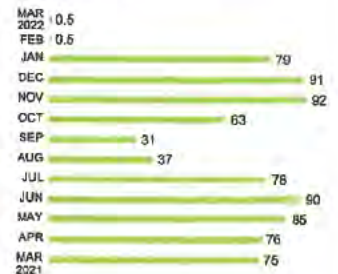
\$23.67

Total Current Month's Charges

\$23.67

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 03/08/2022
Account: 221007754494

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



Current month's charges:	\$29.53
Total amount due:	-\$71.97
CREDIT -	DO NOT PAY

Your Account Summary

Previous Amount Due	\$30.19
Payment(s) Received Since Last Statement	-\$30.19
Miscellaneous Credits	-\$101.50
Credit balance after payments and credits	-\$101.50
Current Month's Charges	\$29.53
Total Amount Due	-\$71.97

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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:	\$29.53
Total amount due:	-\$71.97
CREDIT -	DO NOT PAY

Amount Enclosed \$ _____
630396078632

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

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

Account: 221007754494
Statement Date: 03/08/2022
Current month's charges due **DO NOT PAY**



Details of Charges – Service from 02/02/2022 to 03/02/2022

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	03/02/2022	4,099	4,031		68 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	68 kWh @ \$0.07014/kWh	\$4.77
Fuel Charge	68 kWh @ \$0.03057/kWh	\$2.08
Storm Protection Charge	68 kWh @ \$0.00315/kWh	\$0.21
Clean Energy Transition Mechanism	68 kWh @ \$0.00402/kWh	\$0.27
Florida Gross Receipt Tax		\$0.74
Electric Service Cost		\$29.53

Total Current Month's Charges

\$29.53

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Deposit Refund	-\$101.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-\$0.50

Total Current Month's Credits

-\$101.50

Important Messages

Deposit Credit Applied

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

Change in Deposit Interest

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

Statement Date: 03/08/2022

Account: 221007762638

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



Current month's charges:	\$3,109.65
Total amount due:	-\$586.32
CREDIT -	DO NOT PAY

Your Account Summary

Previous Amount Due	-\$3,695.97
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$3,695.97
Current Month's Charges	\$3,109.65
Total Amount Due	-\$586.32

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



SCAM AWARE TIP:

Remember, we will never call to ask for
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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:	\$3,109.65
Total amount due:	-\$586.32
CREDIT -	DO NOT PAY

Amount Enclosed \$ _____

630396078633

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: 03/08/2022
Current month's charges due **DO NOT PAY**



Details of Charges – Service from 02/02/2022 to 03/02/2022

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
Lighting Charges		\$3,109.65

Total Current Month's Charges

\$3,109.65

Important Messages

Fuel increase will raise outdoor lighting bills

The cost of natural gas, which is used to generate electricity, is passed through from fuel suppliers to you with no markup or profit to Tampa Electric. Due to a significant rise in global natural gas prices, the Florida Public Service Commission (PSC) has approved an increase to customer bills effective April 2022. Even with this increase, the typical residential bill will remain among the lowest in Florida and below the national average. Visit tampaelectric.com/ratecommunications to view the outdoor lighting rates.

Statement Date: 03/08/2022
Account: 221007860432

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



Current month's charges:	\$513.13
Total amount due:	-\$137.40
CREDIT -	DO NOT PAY

Your Account Summary

Previous Amount Due	-\$650.53
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$650.53
Current Month's Charges	\$513.13
Total Amount Due	-\$137.40

**One Less
Worry :)**

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007860432

Current month's charges:	\$513.13
Total amount due:	-\$137.40
CREDIT -	DO NOT PAY

Amount Enclosed \$ _____
630396078635

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

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

Account: 221007860432
Statement Date: 03/08/2022
Current month's charges due **DO NOT PAY**



Details of Charges – Service from 02/02/2022 to 03/02/2022

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
Lighting Charges		\$513.13

Total Current Month's Charges

\$513.13

Important Messages

Fuel increase will raise outdoor lighting bills

The cost of natural gas, which is used to generate electricity, is passed through from fuel suppliers to you with no markup or profit to Tampa Electric. Due to a significant rise in global natural gas prices, the Florida Public Service Commission (PSC) has approved an increase to customer bills effective April 2022. Even with this increase, the typical residential bill will remain among the lowest in Florida and below the national average. Visit tampaelectric.com/ratecommunications to view the outdoor lighting rates.

Statement Date: 03/08/2022

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:	03/29/2022

Your Account Summary

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

Received
MAR 14 2022

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Worry :)**

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your credit or debit card info.

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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: 221007764683

Current month's charges:	\$1,211.69
Total amount due:	\$1,211.69
Payment Due By:	03/29/2022
Amount Enclosed	\$

630396078634

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

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

Account: 221007764683
Statement Date: 03/08/2022
Current month's charges due 03/29/2022



Details of Charges – Service from 02/02/2022 to 03/02/2022

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

0000053-0081348-Page 5 of 56

Important Messages

Fuel increase will raise outdoor lighting bills

The cost of natural gas, which is used to generate electricity, is passed through from fuel suppliers to you with no markup or profit to Tampa Electric. Due to a significant rise in global natural gas prices, the Florida Public Service Commission (PSC) has approved an increase to customer bills effective April 2022. Even with this increase, the typical residential bill will remain among the lowest in Florida and below the national average. Visit tampaelectric.com/ratecommunications to view the outdoor lighting rates.

Invoice Number	1898180
Invoice Date	March 9, 2022
Purchase Order	215613307
Customer Number	138587
Project Number	215613307

Bill To

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

Please Remit To

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

Project	Ventana CDD			
	Project Manager	Stewart, Tonja L	For Period Ending	February 25, 2022
	Current Invoice Total (USD)	732.00		

Research inquiry regarding fence and backyard drainage behing 10811 and 10813 Green Harvest

Top Task **2022** **2022 FY General Consulting**

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	0.75	144.00	108.00
Stewart, Tonja L	3.00	208.00	624.00
Subtotal Professional Services	<u>3.75</u>		<u>732.00</u>
Top Task Subtotal 2022 FY General Consulting			732.00
Total Fees & Disbursements			<u>732.00</u>
INVOICE TOTAL (USD)			732.00

Handwritten signature: [unclear]

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 E-mail: Summer.Fillinger@Stantec.com

**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

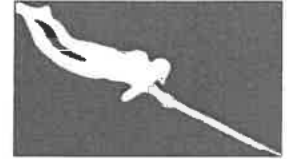
Spearem Enterprises, LLC

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 # 5211**DATE 03/12/2022****DUE DATE 03/27/2022****TERMS Net 15**

Handwritten notes: 4619 and 8390

ACTIVITY	QTY	RATE	AMOUNT
Labor Pressure Washed the following: patio furniture, bar b grills, Rinsed back lanai walls and ceiling, floor. Cost includes labor, material and machine time.	1	350.00	350.00

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**\$350.00**

DISTRICT CHECK REQUEST FORM

Today's Date **March 10, 2022**

District Name **Ventana CDD**

Check Amount **\$200**

Payable: **Travis Jamal Tyson**

Mailing Address:



Check Description: **Refund of Clubhouse Rental and Deposit**

Special Instructions:

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

Approved Signature

DM	_____
Fund	001_____
G/L	32520_____
Object Cd	1005_____
CK #	143506
Date	2/16/2022



1-27-22
Date

194
63-27/631 FL
51

Pay To The
Order Of

Ventana CDD

\$ 100.00

one hundred ~~00~~

Dollars

Bank of America

ACH R/T 063100277

For Rental 4/23/22

[Signature]

⑆063100277⑆ 229014527059⑈0194



1-27-22
Date

195
63-27/631 FL
51

Pay To The
Order Of

Ventana CDD

\$ 200.00

two hundred ~~00~~

Dollars

Bank of America

ACH R/T 063100277

**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, Travis Tyson, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: [REDACTED]
Purpose: Birthday
Date of Event: 4-23-22 Phone: [REDACTED]
Time of Event (ALL Events shall end by 11:00 p.m.): 12 pm - 6 pm
Extra Hours Required (\$25.00 per every (1) hour): 2
Number of Attendees (NOT TO EXCEED 40): 40
5. The District has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Applicant: _____

Signature _____

Print name _____

Date _____

**VENTANA COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

As: _____

Date: _____

VENTANA
COMMUNITY DEVELOPMENT DISTRICT

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

CHECK PAYMENT FORM

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

DATE: 1/27/22

NAME OF ISSUER: Travis Tyson

ADDRESS:



HOME PHONE: () -

CELL PHONE:



DRIVER LICENSE:

PLACE OF EMPLOYMENT: Advent health

WORK PHONE: () -

AMOUNT OF CHECK: \$ 100 / 200
Rental / Deposit

REASON FOR CHECK: Rental / Deposit

COMMUNITY DEVELOPMENT DISTRICT
VENTANA

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

RECREATION CENTER POLICIES

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

Rental Fees and Security Deposits for residents are as follows:

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

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

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

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

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

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


Applicant Signature

Travis Tyson
Applicant Printed Name

1-27-22
Date

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

727-364-3349

spearem.jmb@gmail.com



INVOICE

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

INVOICE 5216
DATE 03/15/2022
TERMS Net 15
DUE DATE 03/30/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor Week of 2-21-2022 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 2-28-2022 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 3-7-2022 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 3-14-2022 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

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 5215
DATE 03/15/2022
TERMS Net 15
DUE DATE 03/30/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor 2-21-2022 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 2-28-2022 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 3-7-2022 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 3-14-2022 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

BN 0350
465

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

Thanks For Your Business!

INVOICE

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

DATE: MARCH 8, 2022
INVOICE #4774

EXPIRATION DATE

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

5/11/85

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE		LINE TOTAL
		March pool cleaning			\$1150.00
				SUBTOTAL	
				SALES TAX	
				TOTAL	\$1150.00

Comments:



Tree Farm 2, Inc.
DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

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

AR@CornerstoneSolutionsGroup.com

Tax ID: 61-1632592

www.CornerstoneSolutionsGroup.com

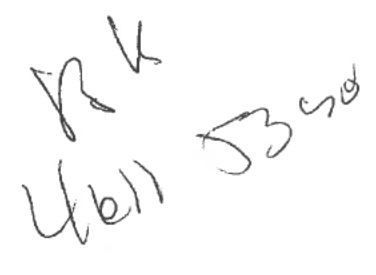



Date	Invoice #
3/13/2022	10-133328

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	Replace 1" Brass H/D pressure relief valve and cleaning of wire harness		262.80	3/13/2022	262.80
1	Replace Water Holding Tank (Tank is under warranty, no charge)		0.00	3/13/2022	0.00
1	Labor		466.88	3/13/2022	466.88
					
					

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	\$729.68
Payments/Credits	\$0.00
Balance Due	\$729.68

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
3/23/2022	69221

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	4/22/2022

Description	Amount
Monthly waterway service for 9 ponds associated with Ventana CDD RSN 4509 839d	826.00

Thank you for your business.

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



Customer Signature:

[illegible]

CLARITY

- ☐ $< 1'$
☐ $1-2'$
☒ $2-4'$
☐ $> 4'$

FLOW

- ☒ None
☐ Slight
☐ Visible

METHOD

- ☒ ATV
☐ Airboat
☐ Backpack

- ☐ Boat
- ☐ Truck

CARP PROGRAM

- ☐ Carp observed
☐ Barrier Inspected

WATER LEVEL

- ☐ High
☒ Normal
☐ Low

WEATHER

- ☒ Clear
☐ Cloudy
☒ Windy
☐ Rainy

FISH and WILDLIFE OBSERVATIONS

- | | | | | |
|------------------------------------|---|--|----------------------------------|---|
| <input type="checkbox"/> Alligator | <input type="checkbox"/> Catfish | <input checked="" 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 checked="" 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
☐ Blue Flag Iris ☐ Cordgrass ☐ Lily

Beneficial Vegetation Notes:

- ☐ Naiad ☒ Needlerush
☐ Pickerelweed
☒ Soft Rush ☐

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

March 23, 2022

Client: 001470

Matter: 000001

Invoice #: 21210

Page: 1

RE: General

K 3107 5140

For Professional Services Rendered Through March 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
2/17/2022	VTS	REVIEW CORRESPONDENCE FROM DISTRICT ENGINEER.	0.2	\$57.00
2/18/2022	VTS	EXCHANGE CORRESPONDENCE WITH T. STEWART RE: FENCE EROSION.	0.2	\$57.00
2/22/2022	VTS	REVIEW OF PROPERTY INFORMATION AND PLAT, SEND CORRESPONDENCE TO T. STEWART AND B. HOWELL RE: FENCE EROSION ISSUES; RESEARCH OF LAW AND EXCHANGE FURTHER CORRESPONDENCE WITH T. STEWART AND B. HOWELL RE: WATER USE PERMIT.	1.0	\$285.00
2/23/2022	LB	REVIEW STATUS OF SEATS QUALIFYING FOR GENERAL ELECTION; PREPARE CORRESPONDENCE TO THE DISTRICT MANAGER RE SAME; REVIEW CORRESPONDENCE FROM B. CRUTCHFIELD REGARDING STATUS OF GENERAL ELECTION; REQUEST BACKUP DOCUMENTATION FROM B. CRUTCHFIELD RE SUPERVISOR OF ELECTIONS CONFIRMATION THAT THE DISTRICT IS NOT QUALIFIED FOR GENERAL ELECTION IN 2022.	0.4	\$64.00
2/25/2022	VTS	RECEIPT AND REVIEW OF MARCH BOARD MEETING AGENDA.	0.2	\$57.00
2/28/2022	VTS	RECEIPT AND REVIEW OF MARCH BOARD MEETING BOOK.	0.3	\$85.50
3/2/2022	JMV	REVIEW AGENDA PACKET FOR CDD BOARD MEETING.	0.2	\$70.00
3/4/2022	JMV	TELEPHONE CALL WITH K. EVANS; REVIEW PROPERTY RECORDS.	0.4	\$140.00

March 23, 2022
 Client: 001470
 Matter: 000001
 Invoice #: 21210

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
3/15/2022	VTS	REVIEW AMENITY USE POLICY AND EXCHANGE CORRESPONDENCE WITH B. HOWELL RE: REQUEST TO HOLD EVENT ON DISTRICT PROPERTY.	0.5	\$142.50
Total Professional Services			3.4	\$958.00
Total Services			\$958.00	
Total Disbursements			\$0.00	
Total Current Charges				\$958.00
Previous Balance				\$1,055.50
Less Payments				(\$1,055.50)
PAY THIS AMOUNT				\$958.00

Please Include Invoice Number on all Correspondence



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 0696-001016583
Invoice Date March 17, 2022
Previous Balance \$102.00
Payments/Adjustments -\$102.00
Current Invoice Charges \$1,029.72

Total Amount Due \$1,029.72	Payment Due Date April 06, 2022
--	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 03/09	1547	-\$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				
Waste/Recycling Overage 02/24		1.0000	\$88.00	\$88.00
Non-Scheduled Service 03/01	Jahira	1.0000	\$241.50	\$241.50
Receipt Number 25145				
Waste/Recycling Overage 03/01		1.0000	\$88.00	\$88.00
Non-Scheduled Service 03/09	Jahyra	1.0000	\$241.50	\$241.50
Receipt Number 27793				
Waste/Recycling Overage 03/10		1.0000	\$88.00	\$88.00
Lock Replacement 03/11	Lock	1.0000	\$86.25	\$86.25
Receipt Number 27794				
Waste/Recycling Overage 03/17		1.0000	\$88.00	\$88.00
Pickup Service 04/01-04/30			\$93.00	\$93.00
Container Refresh 04/01-04/30		1.0000	\$9.00	\$9.00
Total County Sales Tax				\$1.29
Total State Sales Tax				\$5.18
CURRENT INVOICE CHARGES				\$1,029.72



5210 W Linebaugh Ave
Tampa FL 33624-503434

Please Return This
Portion With Payment

Total Enclosed

Address Service Requested

Total Amount Due	\$1,029.72
Payment Due Date	April 06, 2022
Account Number	3-0696-0044293
Invoice Number	0696-001016583

Make Checks Payable To:



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



0005291
N203

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

30696004429300000010165830001029720001029720



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
VENTANA CDD	6511068430	03/16/2022	04/06/2022

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	02/10/2022	6687	03/11/2022	6907	22000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$66.44
Water Base Charge	\$17.30
Water Usage Charge	\$39.31
Sewer Base Charge	\$41.85
Sewer Usage Charge	\$118.58
Total Service Address Charges	\$288.46

Summary of Account Charges

Previous Balance	\$193.69
Net Payments - Thank You	\$-193.69
Total Account Charges	\$288.46
AMOUNT DUE	\$288.46

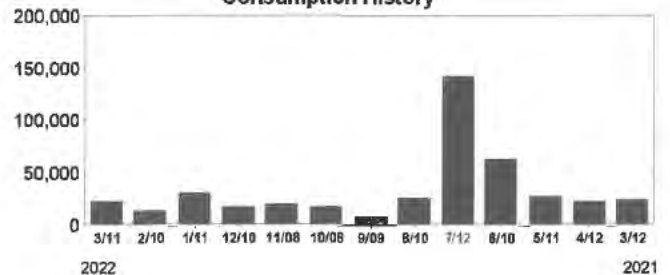
Important Message

Bill Payment System Updates Coming April 28. Water Resources Department is making system changes to enhance data security and improve services. Customers will get instructions on how to re-register their online accounts in April.

Worried about wasting water from an inefficient irrigation system? If you would like your system evaluated, call Paula Staples, UF/IFAS Extension Hillsborough County, at 813-744-5519 X 54142, to see if a free evaluation can help you conserve water.

Received
MAR 28 2022

Consumption History



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 6511068430

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

3,730 8

DUE DATE	04/06/2022
AMOUNT DUE	\$288.46
AMOUNT PAID	

0065110684308

00000288464

Meritus Districts

A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#

#75301

DATE

3/23/2022

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**

4/22/2022

Services provided for the Month of: March 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Accounting Services - Accounting Services	1	Ea	562.50	562.50
Copies - B/W Copies- January	28	Ea	0.15	4.20
Dissemination Services - Dissemination Services	1	Ea	700.00	700.00
District Management Services - District Management	1	Ea	3,750.00	3,750.00
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
Postage - Postage- January	1	Ea	4.24	4.24
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
Subtotal				8,679.27

Subtotal \$8,679.27

Tax \$0.00

Total Due \$8,679.27

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



82

DISTRICT CHECK REQUEST FORM

Today's Date 3/29/2022

District Name Ventana CDD

Check Amount \$200

Payable:
Mailing Address:



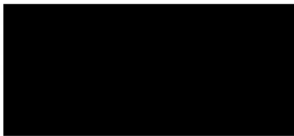
Check Description Clubhouse Deposit Refund

Special Instructions

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

Approved Signature

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



626
63-6261/2631

1/19/22 DATE

PAY TO THE ORDER OF Ventana CDD \$ 100. ⁰⁰/₁₀₀
One Hundred dollars and ⁰⁰/₁₀₀ 00 DOLLARS



FOR Ventana Club House

RP

⑆ 263 18 28 1 7 ⑆ 4484777502 ⑈ 0626

Harland Clarke



627
63-6261/2631

1/19/22 DATE

PAY TO THE ORDER OF Ventana CDD \$ 200. ⁰⁰/₁₀₀
Two Hundred dollars and ⁰⁰/₁₀₀ 00 DOLLARS



FOR Ventana Clubhouse

RP

⑆ 263 18 28 1 7 ⑆ 4484777502 ⑈ 0627

Harland Clarke

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

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

RECREATION CENTER POLICIES

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

Rental Fees and Security Deposits for residents are as follows:

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

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Without proper notice, rental fee is non-refundable vv

1. All persons using the Recreation Center do so at their own risk. V.V
2. Children under the age of twelve must be accompanied by an adult at all times while at the Recreation Center. vv
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4. Glass beverage containers are NOT permitted at the Recreation Center. vv
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11. Residents wishing to reserve the Recreation Center shall contact District staff no later than two weeks preceding the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Recreation Center with the applicant. Use of the Recreation Center for parties or other group functions will require the execution of an indemnification agreement and a security deposit. vv

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Veronica Vega Mendoza
Applicant Signature

Veronica Vega

Applicant Printed Name

01/19/2022

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, Veronica Vega, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: 11502 sage canyon dr. riverview fl 33578
Purpose: Babysitter
Date of Event: 03/26/2022 Phone: 813-644-0186
Time of Event (ALL Events shall end by 11:00 p.m.): 10:00am
Extra Hours Required (\$25.00 per every (1) hour: 2hrs
Number of Attendees (NOT TO EXCEED 40): 40 or less
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:

DocuSigned by:

Veronica Vega Mendoza

E80C8C77A02B4FD...

Signature

Veronica Vega

Print name

01/19/2022

Date

**VENTANA COMMUNITY DEVELOPMENT
DISTRICT**

By:

Jahura Rivera

As:

Manager.

Date:

1/19/2022.

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

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

CHECK PAYMENT FORM

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

DATE: 01/19/2022

NAME OF ISSUER: Anthony Argote

ADDRESS: 

HOME PHONE: () -

CELL PHONE: 

DRIVER LICENSE: 

(Attach copy of license)

PLACE OF EMPLOYMENT: Progressive Insurance

WORK PHONE: () -

AMOUNT OF CHECK: \$ \$200, Deposit \$100 Rental

REASON FOR CHECK: Security Deposit and Rental Fee

DISTRICT CHECK REQUEST FORM

Today's Date 3/29/2022

District Name Ventana CDD

Check Amount \$75

Payable:
Mailing Address:



Check Description Clubhouse Rental Refund

Special Instructions

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

Approved Signature

DM	_____
Fund	_____
G/L	36900
Object Cd	
CK #	_____
Date	_____

1001
68-7497
2560

DATE 3/16/22

PAY TO THE ORDER OF Ventana Cdd \$ 75.00
Seventy five 00/100 DOLLARS

NAVY FEDERAL CREDIT UNION
www.navyfcu.org

FOR Rental ADVL

⑆ 256074974⑆ 1001⑆ 7107641073⑆ 001

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

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

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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, Amanda N Lewis, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: [REDACTED]
Purpose: Graduation Party
Date of Event: 5/22/22 Phone: [REDACTED]
Time of Event (ALL Events shall end by 11:00 p.m.): 11 A.M.
Extra Hours Required (\$25.00 per every (1) hour: 1 HR.
Number of Attendees (NOT TO EXCEED 40): 30
5. The District has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being 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

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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: *Amanda V Lewis*
Signature
Amanda V Lewis
Print name
3/2/2022
Date

**VENTANA COMMUNITY DEVELOPMENT
DISTRICT**

By: *Jahira Rivera*
As: *Manager on-site*
Date: *3/16/2022*

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

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

CHECK PAYMENT FORM

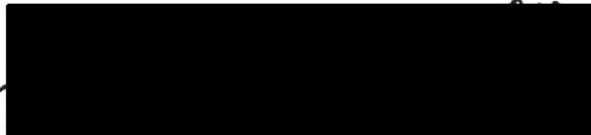
This form must be completed by each person issuing a check to Ventana CDD in payment for clubhouse rentals, keys or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained for each occurrence.

DATE: 03/2/2022

NAME OF ISSUER:

Amanda V Lewis

ADDRESS:



HOME PHONE: () -

CELL PHONE:



DRIVER LICENSE NUMBER:



(Attach copy of license)

PLACE OF EMPLOYMENT:

Protex Roofing

WORK PHONE:



AMOUNT OF CHECK: \$

200.00

#CK 1002
Deposit

#CK 1001
\$75. Rental

REASON FOR CHECK:

Deposit / Security / Rental fee

VENTANA
COMMUNITY DEVELOPMENT DISTRICT

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

RECREATION CENTER POLICIES

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

Rental Fees and Security Deposits for residents are as follows:

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

Cancellation Policy: A 72 hour written notice required must be provided prior to event date.

Without proper notice, rental fee is non-refundable. AL

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

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Amenda V Lewis
Applicant Signature

Amenda V Lewis
Applicant Printed Name

Date

3/2/2022

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	70234	\$ 826.00		Waterway Services - 4.22.2022
Zebra Cleaning Team Inc.	4809	1,150.00		Pool Cleaning Service - 4.11.2022
Monthly Contract Sub-Total		\$ 1,976.00		

Variable Contract				
Supervisor: Kelly Evans	KE 040722	\$ 200.00		Supervisor Fee - 4.07.2022
Supervisor: Nicholas Dister	ND 040722	200.00		Supervisor Fee - 4.07.2022
Supervisor: Ryan Motko	RM 040722	200.00		Supervisor Fee - 4.07.2022
Variable Contract Sub-Total		\$ 600.00		

Utilities				
BOCC	6511068430 041822	\$ 292.78		Water & Sewer Services Thru 4.11.2022
Tampa Electric	221007554076 040622	84.99		Electric Service Thru 3.31.2022.
Tampa Electric	221007754494 04062022	38.22		Electric Service Thru 3.31.2022.
Tampa Electric	221007762638 040622	3,124.86		Electric Service Thru 3.31.2022.
Tampa Electric	221007764683 040622	1,217.65		Electric Service Thru 3.31.2022.
Tampa Electric	221007860432 040622	516.34		Electric Service Thru 3.31.2022.
Tampa Electric	221007884853 040622	94.01		Electric Service Thru 3.31.2022.
Tampa Electric	221007934898 040622	409.99		Electric Service Thru 3.31.2022.
Tampa Electric	221008001598 040622	1,343.19		Electric Service Thru 3.31.2022.
Tampa Electric	221008025530 040622	1,532.49		Electric Service Thru 3.31.2022.
Tampa Electric	221008040141 040622	1,900.26		Electric Service Thru 3.31.2022.
Utilities Sub-Total		\$ 10,554.78		

Regular Services				
Action Security, Inc.	19981	\$ 577.00		Access Control Systems - 3.25.2022

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Action Security, Inc.	20083	125.00	\$ 702.00	Service Agreement Plan - 4.01.2022
Chris's Plumbing Service, Inc.	250479	577.15		Plumbing Services - 4.12.2022
Code Enforcement	WR2200916 041522	500.00		Code Enforcement - 4.15.2022
HomeTeam Pest Defense	84106406	150.00		Pest Control Services - 3.29.2022
Neptune Multi Services LLC	53131	780.00		Cleaning Service - 3.28.2022
Rene Guzman-Aduris	RGA 041622	200.00		Return Of Rental Deposit - 4.19.2022
Republic Services	0696 001023943	190.00		Waste Management - 4.17.2022
Spearem Enterprises	5257	654.00		Cleaning Services thru 4.11.2022
Spearem Enterprises	5258	255.00	\$ 909.00	Cleaning Services Thru 4.11.2022
Spectrum	091950502040222	142.96		Internet Service Thru 4.30.2022
Timeber Creek	TC 041922	250.00		Refund Of Clubhouse Deposit - 4.19.2022
Tree Farm 2, Inc	10 128031	40,000.00		Landscape Maintenance - 10.30.2021
Tree Farm 2, Inc	10 133953	4,952.75	\$ 44,952.75	Landscape Maintenance - 3.31.2022
Regular Services Sub-Total		\$ 49,353.86		
Additional Services				
Zebra Cleaning Team, Inc.	4812	\$ 10,945.86		Material & Installation - 04.20.2022
Additional Services Sub-Total		\$ 10,945.86		
TOTAL:		\$ 73,430.50		

Approved (with any necessary revisions noted):

Signature

Printed Name

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



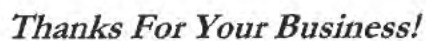
Job Name:

Customer: FCA - VENTANA CDD

Time: 08:21 AM

Trash pickup

101



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

EXPIRATION DATE

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

Comments:


Ventana CDD

MEETING DATE: April 7, 2022

DMS 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

KE 040722

Ventana CDDMEETING DATE: April 7, 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

ND040722

Ventana CDD

MEETING DATE: April 7, 2022

DMS 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

Rm 040722



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
VENTANA CDD	6511068430	04/18/2022	05/09/2022

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	03/11/2022	6907	04/11/2022	7131	22400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$67.65
Water Base Charge	\$17.30
Water Usage Charge	\$40.26
Sewer Base Charge	\$41.85
Sewer Usage Charge	\$120.74

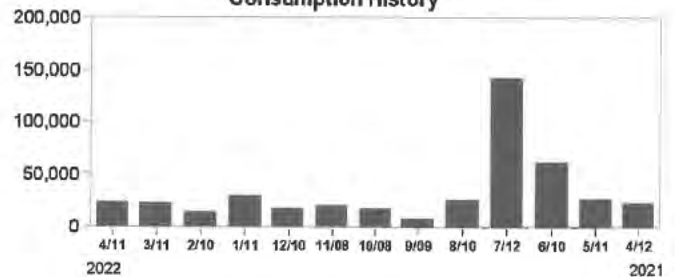
Summary of Account Charges

Previous Balance	\$288.46
Net Payments - Thank You	\$-288.46
Total Account Charges	\$292.78
AMOUNT DUE	\$292.78

Important Message

Move to Paperless Billing. All customers with a valid email address on file are being defaulted to paperless billing. To opt out of paperless before July 1, log in at HCFLGov.net/WaterBill and select paper delivery.

Consumption History



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6511068430



Receiver
APR 26 2022

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

4,704 8

DUE DATE	05/09/2022
AMOUNT DUE	\$292.78
AMOUNT PAID	

0065110684308 00000292789



ACCOUNT INVOICE

tampaelectric.com | f t p g i n

Statement Date: 04/06/2022
Account: 221007554076

VENTANA COMMUNITY DEVELOPMENT DISTRICT
10370 SYMMES RD
RIVERVIEW, FL 33578

Current month's charges:	\$84.99
Total amount due:	\$84.99
Payment Due By:	04/27/2022

Your Account Summary

Previous Amount Due	\$287.79
Payment(s) Received Since Last Statement	-\$287.79
Current Month's Charges	\$84.99
Total Amount Due	\$84.99

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!

tampaelectric.com/paperless



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

Yard project?

Avoid damage and fines

Learn more at tampaelectric.com/811



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:	\$84.99
Total amount due:	\$84.99
Payment Due By:	04/27/2022

Amount Enclosed \$ 666198438315

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

6661984383152210075540760000000084995

Account: 221007554076
Statement Date: 04/06/2022
Current month's charges due 04/27/2022



Details of Charges – Service from 03/03/2022 to 03/31/2022

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	03/31/2022	26,000		25,483		517 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	517 kWh @ \$0.07035/kWh	\$36.37
Fuel Charge	517 kWh @ \$0.04126/kWh	\$21.33
Storm Protection Charge	517 kWh @ \$0.00315/kWh	\$1.63
Clean Energy Transition Mechanism	517 kWh @ \$0.00402/kWh	\$2.08
Florida Gross Receipt Tax		\$2.12

Electric Service Cost

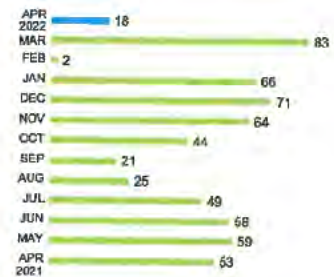
\$84.99

Total Current Month's Charges

\$84.99

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2022

Account: 221007754494

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

Current month's charges:	\$38.22
Total amount due:	-\$33.75
CREDIT -	DO NOT PAY

Your Account Summary

Previous Amount Due	-\$71.97
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$71.97
Current Month's Charges	\$38.22
Total Amount Due	-\$33.75

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007754494

Current month's charges:	\$38.22
Total amount due:	-\$33.75
CREDIT -	DO NOT PAY

Amount Enclosed \$

608173922084

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

6081739220842210077544940000000033754

Account: 221007754494
Statement Date: 04/06/2022
Current month's charges due **DO NOT PAY**



Details of Charges – Service from 03/03/2022 to 03/31/2022

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	03/31/2022	4,232	4,099		133 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	133 kWh @ \$0.07035/kWh	\$9.36
Fuel Charge	133 kWh @ \$0.04126/kWh	\$5.49
Storm Protection Charge	133 kWh @ \$0.00315/kWh	\$0.42
Clean Energy Transition Mechanism	133 kWh @ \$0.00402/kWh	\$0.53
Florida Gross Receipt Tax		\$0.96

Electric Service Cost

\$38.22

Total Current Month's Charges

\$38.22

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)





ACCOUNT INVOICE

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

Statement Date: 04/06/2022
Account: 221007762638

Current month's charges:	\$3,124.86
Total amount due:	\$2,538.54
Payment Due By:	04/27/2022

Your Account Summary

Previous Amount Due	-\$586.32
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$586.32
Current Month's Charges	\$3,124.86
Total Amount Due	\$2,538.54

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See reverse side for more information

Account: 221007762638

Current month's charges:	\$3,124.86
Total amount due:	\$2,538.54
Payment Due By:	04/27/2022

Amount Enclosed

\$

608173922085

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

6081739220852210077626380000002538544

ACCOUNT INVOICE

tampaelectric.com | [f](#) [t](#) [p](#) [g](#) [in](#)

Account: 221007762638
Statement Date: 04/06/2022
Current month's charges due 04/27/2022



Details of Charges – Service from 03/03/2022 to 03/31/2022

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 @ \$0.03079/kWh	\$43.29
Fixture & Maintenance Charge	74 Fixtures	\$1115.92
Lighting Pole / Wire	74 Poles	\$1890.70
Lighting Fuel Charge	1406 kWh @ \$0.04060/kWh	\$57.08
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		\$2.96

Lighting Charges

\$3,124.86

Total Current Month's Charges

\$3,124.86



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2022

Account: 221007764683

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



Current month's charges:	\$1,217.65
Total amount due:	\$1,217.65
Payment Due By:	04/27/2022

Your Account Summary

Previous Amount Due	\$1,211.69
Payment(s) Received Since Last Statement	-\$1,211.69
Current Month's Charges	<u>\$1,217.65</u>
Total Amount Due	\$1,217.65

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Account: 221007764683

Current month's charges:	\$1,217.65
Total amount due:	\$1,217.65
Payment Due By:	04/27/2022

Amount Enclosed

\$ _____

608173922086

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

6081739220862210077646830000001217654

Account: 221007764683
 Statement Date: 04/06/2022
 Current month's charges due 04/27/2022



Details of Charges – Service from 03/03/2022 to 03/31/2022

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 @ \$0.03079/kWh	\$15.80
Fixture & Maintenance Charge	27 Fixtures	\$407.16
Lighting Pole / Wire	27 Poles	\$689.85
Lighting Fuel Charge	513 kWh @ \$0.04060/kWh	\$20.83
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		\$1.08
Franchise Fee		\$74.68
Municipal Public Service Tax		\$2.81

Lighting Charges

\$1,217.65

Total Current Month's Charges

\$1,217.65



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2022

Account: 221007860432

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

Current month's charges:	\$516.34
Total amount due:	\$378.94
Payment Due By:	04/27/2022

Your Account Summary

Previous Amount Due	-\$137.40
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$137.40
Current Month's Charges	\$516.34
Total Amount Due	\$378.94

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See reverse side for more information

Account: 221007860432

Current month's charges:	\$516.34
Total amount due:	\$378.94
Payment Due By:	04/27/2022

Amount Enclosed \$

608173922087

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

6081739220872210078604320000000378948

ACCOUNT INVOICE

tampaelectric.com



Account: 221007860432
Statement Date: 04/06/2022
Current month's charges due 04/27/2022



Details of Charges – Service from 03/03/2022 to 03/31/2022

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 @ \$0.03079/kWh	\$9.14
Fixture & Maintenance Charge	11 Fixtures	\$210.32
Lighting Pole / Wire	11 Poles	\$281.05
Lighting Fuel Charge	297 kWh @ \$0.04060/kWh	\$12.06
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		\$0.62

Lighting Charges

\$516.34

Total Current Month's Charges

\$516.34



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2022

Account: 221007884853

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

Current month's charges:	\$94.01
Total amount due:	\$94.01
Payment Due By:	04/27/2022



Your Account Summary

Previous Amount Due	\$23.67
Payment(s) Received Since Last Statement	-\$23.67
Current Month's Charges	\$94.01
Total Amount Due	\$94.01

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business days



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See reverse side for more information

Account: 221007884853

Current month's charges:	\$94.01
Total amount due:	\$94.01
Payment Due By:	04/27/2022

Amount Enclosed \$ _____

608173922088

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

6081739220882210078848530000000094013

Account: 221007884853
Statement Date: 04/06/2022
Current month's charges due 04/27/2022



Details of Charges – Service from 03/03/2022 to 03/31/2022

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	03/31/2022	40,137		39,546		591 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	591 kWh @ \$0.07035/kWh	\$41.58
Fuel Charge	591 kWh @ \$0.04126/kWh	\$24.38
Storm Protection Charge	591 kWh @ \$0.00315/kWh	\$1.86
Clean Energy Transition Mechanism	591 kWh @ \$0.00402/kWh	\$2.38
Florida Gross Receipt Tax		\$2.35

Electric Service Cost

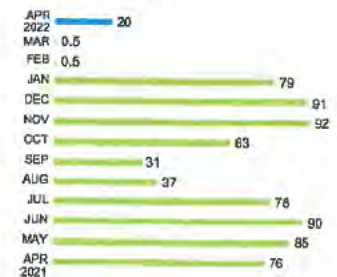
\$94.01

Total Current Month's Charges

\$94.01

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2022

Account: 221007934898

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

Current month's charges:	\$409.99
Total amount due:	\$409.99
Payment Due By:	04/27/2022

Your Account Summary

Previous Amount Due	\$695.88
Payment(s) Received Since Last Statement	-\$695.88
Current Month's Charges	\$409.99
Total Amount Due	\$409.99

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See reverse side for more information

Account: 221007934898

Current month's charges:	\$409.99
Total amount due:	\$409.99
Payment Due By:	04/27/2022

Amount Enclosed \$

608173922089

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

6081739220892210079348980000000409990

Account: 221007934898
Statement Date: 04/06/2022
Current month's charges due 04/27/2022



Details of Charges – Service from 03/03/2022 to 03/31/2022

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	03/31/2022	15,612		12,169		3,443 kWh	1	29 Days
1000813331	03/31/2022	11.7		0		11.7 kW	1	29 Days

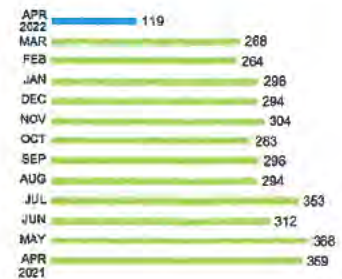
Daily Basic Service Charge	29 days @ \$1.07000	\$31.03
Billing Demand Charge	12 kW @ \$13.75000/kW	\$165.00
Energy Charge	3,443 kWh @ \$0.00730/kWh	\$25.13
Fuel Charge	3,443 kWh @ \$0.04126/kWh	\$142.06
Capacity Charge	12 kW @ \$0.17000/kW	\$2.04
Storm Protection Charge	12 kW @ \$0.59000/kW	\$7.08
Energy Conservation Charge	12 kW @ \$0.81000/kW	\$9.72
Environmental Cost Recovery	3,443 kWh @ \$0.00130/kWh	\$4.48
Clean Energy Transition Mechanism	12 kW @ \$1.10000/kW	\$13.20
Florida Gross Receipt Tax		\$10.25
Electric Service Cost		\$409.99

Total Current Month's Charges

\$409.99

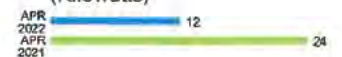
Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



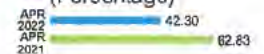
Billing Demand

(Kilowatts)



Load Factor

(Percentage)





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2022
Account: 221008001598

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



Current month's charges:	\$1,343.19
Total amount due:	\$1,335.32
Payment Due By:	04/27/2022

Your Account Summary

Previous Amount Due	-\$7.87
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$7.87
Current Month's Charges	\$1,343.19
Total Amount Due	\$1,335.32

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See reverse side for more information

Account: 221008001598

Current month's charges:	\$1,343.19
Total amount due:	\$1,335.32
Payment Due By:	04/27/2022

Amount Enclosed \$ _____

619285005889

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

6192850058892210080015980000001335321

Account: 221008001598
Statement Date: 04/06/2022
Current month's charges due 04/27/2022



Details of Charges – Service from 03/03/2022 to 03/31/2022

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 @ \$0.03079/kWh	\$16.75
Fixture & Maintenance Charge	34 Fixtures	\$292.40
Lighting Pole / Wire	34 Poles	\$1005.04
Lighting Fuel Charge	544 kWh @ \$0.04060/kWh	\$22.09
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		\$1.14

Lighting Charges

\$1,343.19

Total Current Month's Charges

\$1,343.19



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2022

Account: 221008025530

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



Current month's charges:	\$1,532.49
Total amount due:	\$1,519.90
Payment Due By:	04/27/2022

Your Account Summary

Previous Amount Due	-\$12.59
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$12.59
Current Month's Charges	\$1,532.49
Total Amount Due	\$1,519.90

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008025530

Current month's charges:	\$1,532.49
Total amount due:	\$1,519.90
Payment Due By:	04/27/2022

Amount Enclosed \$ _____

619285005890

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

6192850058902210080255300000001519901

Account: 221008025530
Statement Date: 04/06/2022
Current month's charges due 04/27/2022



Details of Charges – Service from 03/03/2022 to 03/31/2022

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 @ \$0.03079/kWh	\$20.63
Fixture & Maintenance Charge	37 Fixtures	\$486.68
Lighting Pole / Wire	37 Poles	\$989.46
Lighting Fuel Charge	670 kWh @ \$0.04060/kWh	\$27.20
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		\$1.41

Lighting Charges **\$1,532.49**

Total Current Month's Charges **\$1,532.49**



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2022

Account: 221008040141

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

Current month's charges:	\$1,900.26
Total amount due:	\$1,900.26
Payment Due By:	04/27/2022

Your Account Summary

Previous Amount Due	\$124.40
Payment(s) Received Since Last Statement	-\$124.40
Current Month's Charges	\$1,900.26
Total Amount Due	\$1,900.26

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See reverse side for more information

Account: 221008040141

Current month's charges:	\$1,900.26
Total amount due:	\$1,900.26
Payment Due By:	04/27/2022

Amount Enclosed \$

619285005891

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

6192850058912210080401410000001900262

ACCOUNT INVOICE

tampaelectric.com



Account: 221008040141
Statement Date: 04/06/2022
Current month's charges due 04/27/2022



Details of Charges – Service from 03/03/2022 to 03/31/2022

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 @ \$0.03079/kWh	\$26.33
Fixture & Maintenance Charge	45 Fixtures	\$678.60
Lighting Pole / Wire	45 Poles	\$1149.75
Lighting Fuel Charge	855 kWh @ \$0.04060/kWh	\$34.71
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		\$1.80
Lighting Charges		\$1,900.26

Total Current Month's Charges

\$1,900.26

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
19981	03/25/2022	\$577.00	04/22/2022	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Provide customer with (QTY: 100) HID compatible access cards to work in conjunction with Amerenity Center access control system.	100	5.32	532.00
FC: 077 SN: 45100-45199			
Shipping & Handling Ship To:	1	45.00	45.00
Meritus Corp Attn: Brittany Crutchfield/Ventana Groves 2005 Pan Am Circle, Suite 300 Tampa , FL 33607			

FL Contractor ES12001404

BALANCE DUE

\$577.00

Thank you, we appreciate your business!

Handwritten: 5/3/22
 1505 Manor Rd
 Englewood, FL 34223

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
20083	04/01/2022	\$125.00	04/01/2022	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!

150
4/6/22 5:30

Chris's Plumbing Service, Inc.
 P.O. Box 3389
 Riverview, FL 33568-3389

(813) 623-6830 * (813) 671-3993

 Ventana Community
 c/o Meritus
 2005 Pan Am Circle, Ste 120
 Tampa, FL 33607
INVOICE **No. 250479**DATE **4/12/22**

WORK ORDERED BY

DATE ORDERED

PHONE

P.O.#

Clubhouse

 11101 Ventana Grove Blvd
 Riverview, FL 33578
ECH
Carlos

COD

ACCOUNT

DESCRIPTION OF WORK

Kabler Toilet in mens RR. pipe behind Toilet is loose. upon Arrival discovered pipe Feeding water closet is bent. Cut trim off, Copper pipe. Shut water off To building. Cut back Section of pipe & made needed Repairs. fit Everything together. tested no Drips or Leaks Everything in good Working order.

QTY	PART #	ITEM OR PART DESCRIPTION	PRICE	AMOUNT	LABOR	AMOUNT
		Shop Supplies		20.00	Plumber	480.00
1 ft		1" Copp pipe		11.78		
1		1" Copp Coupling		3.96	TOTAL LABOR	
1	H-634-AA	Sloan Sweet Solder 1/4		10.00	OTHER CHARGES	AMOUNT
1	V600AA	Sloan Vacuum Breaker Assembly 1/2	50.00	50.00	K-50 - K-60	
1	H-353	Sloan O-ring	1.41	1.41		
					TOTAL OTHER	
					TOTAL SUMMARY	
					TOTAL MATERIAL	97.15
					TOTAL LABOR	480.00
					TOTAL OTHER	
					SALES TAX	
					TOTAL DUE	577.15
					PAYMENT DETAILS	
					Cash Check Credit Card	
					Visa MasterCard	
					Discover A. Express	
					Name	
					CC#	
					Expires	
					Authorization No.	
					TOTAL MATERIAL/PARTS	

 539.00 / 46.15
 HT

GUARANTY: All parts are warranted as per manufacturer's specifications. We do no guaranty parts other than those recorded above. TERMS: All bills net, no discounts. A finance charge of 1 1/2% per month will be charged on all accounts over 30 days old. It is agreed the Purchaser will pay all costs and reasonable legal fees in the event this account is placed for collections. I hereby acknowledge the satisfactory completion of the above described work and agree to pay the charges stated:

X

AUTHORIZED SIGNATURE

DATE

4/12/22

Thank You! 129

2
9



Hillsborough
County Florida

PO BOX 1110
Tampa, FL 33601

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

VENTANA COMMUNITY DEVELOPMENT DISTRICT

2005 PAN AM CIR STE 120
TAMPA, FL33607-2529

NOTICE OF VIOLATION
WATER USE RESTRICTION
04-15-2022

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

Case Number: WR2200916
Location: CONE GROVE RD @ CRUSHED GRAPE
Parcel Number: 077192.6842
Violation: 1: WATERING ON A RESTRICTED DAY
Violation Dated: 04/14/2022 - 07:34am
Penalty Amount: \$500.00

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

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

TO FILE AN APPEAL:

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

If you have any questions, please call:

Ted Baker , Code Enforcement Officer
(813) 431-4743

53900 / 4604
M17



Hillsborough
County Florida

Post Office Box 1110
Tampa, Florida 33601

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

Code Enforcement Department Invoice - Statement of Charges

Case Number: WR2200916
Invoice Date: 04-15-2022
Parcel Number: 077192.6842

Charge Details:

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

Description of Violation:	Violation Dated:	Time:	Penalty:
1: WATERING ON A RESTRICTED DAY	04/14/2022	07:34am	\$500.00

TOTAL AMOUNT DUE: \$500.00

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

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

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

Your prompt attention to this matter is appreciated.



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

Invoice and detailed service report

INVOICE #: 84106406

WORK DATE: 03/29/2022

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: 3/29/2022 10:36:43 AM

Time Out: 3/29/2022 11:00:03 AM

Customer Signature

Customer Unavailable to Sign

Technician Signature

Robyn Hawkins

License #:

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Pest Control Service	1.00	150.00	150.00
					Subtotal 150.00
					Tax 0.00
					Total 150.00
					Total Due: 150.00

Today's Service Comments

Hi, Rivera

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.

Good afternoon, today I completed your quarterly pest visit. I seen and Got rid of spiderwebs around the perimeter. I treated some ant activity I found by the seating area. I also spot treated on the inside to help prevent ants, roaches and spiders. Everything else looked good, please allow 5-7 for treatment to activate. Thank you for your business.

Curbside Call was completed Yes, spoke to mrs

Thank you for choosing HomeTeam Pest Defense as your service provider.
Your next scheduled service month will be in 06/2022

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Intice 10		73079-6	10.0000%	n/a	Orthoboric Acid 10%	1.0000 Pound	1.0000 Pound

Areas Applied: Exterior perimeter

Target Pests: Ants, Roaches, Spiders

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Suspend SC		432-763-ZB	4.7500%	0.0300	Deltamethrin	10.0000 Ounce	0.0632 Ounce

Areas Applied: All rooms, 2nd Bathroom, 3rd Bathroom, Exterior entry points

Target Pests: Ants, Roaches, Spiders

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 #: 84106406

WORK DATE: 03/29/2022

PRODUCTS APPLICATION SUMMARY

Tandem	100-1437	15.1000%	0.0140	Thiamethoxam 11.6%; Lambda-cyhalothrin 3.5%	5.0000 Gallon	0.0046 Gallon
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Areas Applied: Exterior perimeter

Target Pests: Ants, Roaches, Spiders

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Suspend SC	4.7500%	10.0000 Ounce	One Gallon Compressed Sprayer	10:57:17 AM
432-763-ZB	0.03000000	0.0632 Ounce	Spot Treatment	

Target Pests: Ants, Roaches, Spiders

Areas Applied: All rooms; 2nd Bathroom; 3rd Bathroom; Exterior entry points

Weather: 0°, 0 MPH

Intice 10	10.0000%	1.0000 Pound	Spreader	10:57:33 AM
73079-6	n/a	1.0000 Pound	Broadcast	

Target Pests: Ants, Roaches, Spiders

Areas Applied: Exterior perimeter

Weather: 0°, 0 MPH

Tandem	15.1000%	5.0000 Gallon	Sprayer	10:57:54 AM
100-1437	0.01400000	0.0046 Gallon	Power Spray	

Target Pests: Ants, Roaches, Spiders

Areas Applied: Exterior perimeter

Weather: 0°, 0 MPH

GENERAL COMMENTS / INSTRUCTIONS

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

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



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: 0053131
Date: 03/28/2022
Terms: NET 0
Due Date: 03/28/2022

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

Description	Quantity	Rate	Amount
Trash Pick up March 4,11,18,25, 2022	12	\$65.00	\$780.00

Handwritten notes: VSD, 4509, 5390

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

Balance Due \$780.00



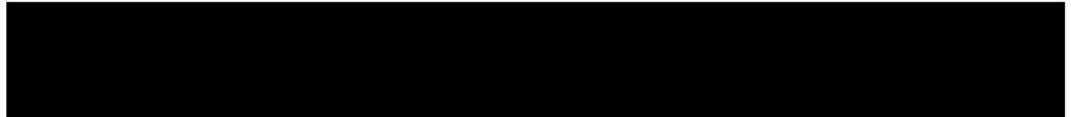
DISTRICT CHECK REQUEST FORM

Today's Date 4/19/2022

District Name Ventana CDD

Check Amount \$200

Payable:
Mailing Address:



Check Description Clubhouse Deposit Refund

Special Instructions

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

Approved Signature

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



922

63-8291/2631-09

11/14/2022

Date

Pay to the
Order of:

Ventana CDD

\$ 200⁰⁰/₁₀₀

two hundred & 00/100

Dollars



For

Deposit CUBhouse

[Signature]

MP

⑆ 263182914⑆ 0001507282388⑈0922

© HARLAND 2001



923

63-8291/2631-09

11/14/2022

Date

Pay to the
Order of:

Ventana CDD

\$ 100⁰⁰/₁₀₀

one hundred & 00/100

Dollars



For

CUBhouse rental

[Signature]

MP

⑆ 263182914⑆ 0001507282388⑈0923

© HARLAND 2001

**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, Rene Lazzman-Adoris, (the Applicant), has applied to the District to use the Clubhouse. Applicant Address: [REDACTED]
Purpose: Bar
Date of Event: [REDACTED]
Time of Event: [REDACTED]
Extra Hours Requested: [REDACTED]
Number of Attendees: [REDACTED]
5. The District has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Applicant:

Signature

Print name

Date

**VENTANA COMMUNITY DEVELOPMENT
DISTRICT**

By:

As:

Date:

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

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

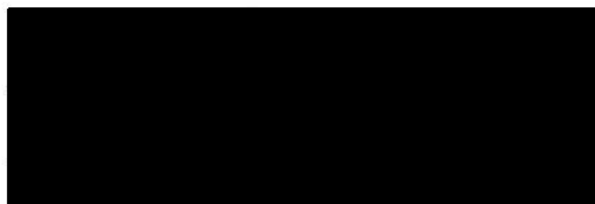
CHECK PAYMENT FORM

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

DATE: 1/14/22

NAME OF ISSUER: Rene Gorman Adonis

ADDRESS:



HOME PHONE: () -

CELL PHONE: (813) 767-9146

DRIVER LICENSE NUMBER:



PLACE OF EMPLOYMENT: Imperial Date

WORK PHONE: () -

AMOUNT OF CHECK: \$ 200 ^(check # 922) Deposit + ^(check # 923) \$100 Rental Fee

REASON FOR CHECK: Clubhouse deposit + Rental fee

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

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

RECREATION CENTER POLICIES

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

Rental Fees and Security Deposits for residents are as follows:

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

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

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

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Applicant Signature

Renee Guzman
Applicant Printed Name

Date

01/14/22



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 0696-001023943
Invoice Date April 17, 2022
Previous Balance \$1,029.72
Payments/Adjustments -\$1,029.72
Current Invoice Charges \$190.00

Total Amount Due \$190.00	Payment Due Date May 07, 2022
--	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 04/06	1567	-\$1,029.72

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				
Waste/Recycling Overage 03/24		1.0000	\$88.00	\$88.00
Pickup Service 05/01-05/31			\$93.00	\$93.00
Container Refresh 05/01-05/31		1.0000	\$9.00	\$9.00
CURRENT INVOICE CHARGES				\$190.00

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	\$190.00
Payment Due Date	May 07, 2022
Account Number	3-0696-0044293
Invoice Number	0696-001023943



0006931
N204

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

Received
APR 26 2022

Make Checks Payable To:



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

30696004429300000010239430000190000000190005

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139979520
spearem.jmb@gmail.com



INVOICE

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

INVOICE 5257
DATE 04/10/2022
TERMS Net 15
DUE DATE 04/25/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor 3-21-2022 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 3-28-2022 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 4-4-2022 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 4-11-2022 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

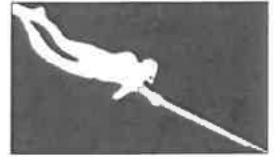
It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion 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
+1 8139979520
spearem.jmb@gmail.com



INVOICE

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

INVOICE 5258
DATE 04/10/2022
TERMS Net 15
DUE DATE 04/25/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor Week of 3-21-2022 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 3-28-2022 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 4-4-2022 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 4-11-2022 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

Invoice Number: VENTANA CDD
 Account Number: 091950502040222
 Security Code: 0050919505-02
 2302

Contact Us

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

7635 1610 NO RP 02 04022022 NNNNNY 01 000572 0002

Charge Details

Previous Balance	142.96
Payments Received - Thank You 03/24	-142.96
Remaining Balance	\$0.00

Payments received after 04/02/22 will appear on your next bill.

Services from 04/01/22 through 04/30/22

Spectrum Business™ Internet

Spectrum Business Internet Ultra	199.99
Static IP 1	19.99
Business WiFi	7.99
Promotional Discount	-105.00
	\$122.97

Spectrum Business™ Internet Total **\$122.97**

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	\$142.96
Total Due by 04/18/22	\$142.96

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 \$0.97, 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.



April 2, 2022
Invoice Number: 091950502040222
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 04/01/22 through 04/30/22
details on following pages*

Previous Balance	142.96
Payments Received - Thank You	-142.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	122.97
Spectrum Business™ Voice	19.99
Current Charges	\$142.96
Total Due by 04/18/22	\$142.96

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.



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

RECEIVED
APR 6 2022



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 02 04022022 NNNNNY 01 000572 0002

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



April 2, 2022

VENTANA CDD

Invoice Number: 091950502040222
Account Number: 0050919505-02
Service At: 11101 VENTANA GROVES BLVD
RIVERVIEW, FL 33578-9426

Total Due by 04/18/22	\$142.96
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195



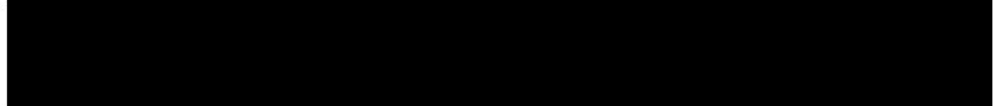
DISTRICT CHECK REQUEST FORM

Today's Date 4/19/2022

District Name Ventana CDD

Check Amount \$250

Payable:
Mailing Address:



Check Description Clubhouse Deposit Refund

Special Instructions

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

Approved Signature

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

THE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.
Miami Lakes, FL

Check Number: 1247

PAY Fifty And 00/100 Dollars

DATE
01/26/2022

AMOUNT
*****\$50.00

TO THE ORDER OF Ventanna CDD
2005 Pan Am Circle Suite 300
Tampa, FL 33607

Memo: Rental Fee

Authorized Signatures

⑈000001247⑈ ⑆063112605⑆6811834875⑈ ⑆0000005000⑈

MP
LC10

Security features included. Details on back.

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.
Miami Lakes, FL

Check Number: 1246

PAY Two Hundred Fifty And 00/100 Dollars

DATE
01/26/2022

AMOUNT
*****\$250.00

TO THE ORDER OF Ventanna CDD
2005 Pan Am Circle Suite 300
Tampa, FL 33607

Memo: Deposit

Authorized Signatures

⑈000001246⑈ ⑆063112605⑆6811834875⑈ ⑆00000025000⑈

MP
LC10

Security features included. Details on back.

**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, Home River Group HOA - Timber Creek (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: [REDACTED]
Purpose: HOA
Date of Event: _____
Time of Event (ALL DAY OR SPECIFY): 2pm - 7pm
Extra Hours Required (\$25.00 per every (1) hour): _____
Number of Attendees (NOT TO EXCEED 40): 40
5. The District has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Applicant: _____

Signature _____

Print name _____

Date _____

**VENTANA COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

As: _____

Date: _____

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

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

CHECK PAYMENT FORM

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

DATE: 2/8/2020

NAME OF ISSUER: Timber Creek Community Assoc.

ADDRESS:



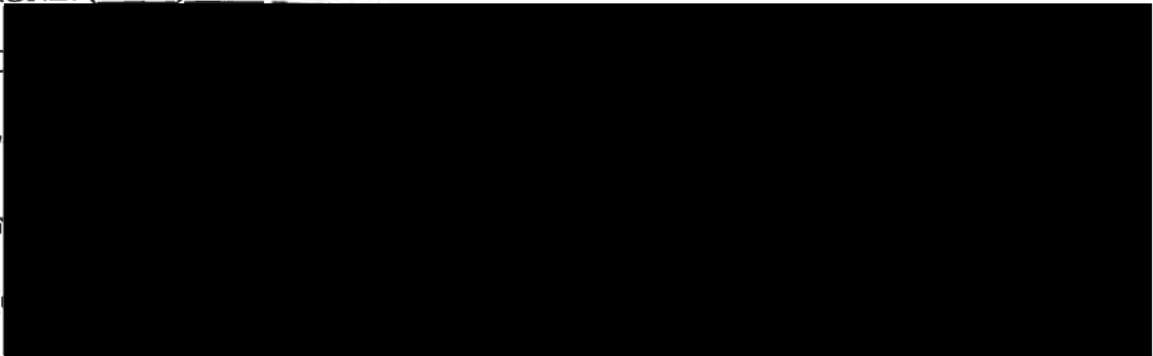
HOME PHONE: () - - -

CELL PHONE:

DRIVER LICENSE:

PLACE OF BIRTH:

WORK PHONE:



AMOUNT OF CHECK: \$ 250 - Deposit \$ 50 - Rental

REASON FOR CHECK: deposit rental fee

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

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

RECREATION CENTER POLICIES

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

Rental Fees and Security Deposits for residents are as follows:

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

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

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

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

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

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

[Signature]
Applicant Signature

Sandra Sanchez
Applicant Printed Name

2/8/2022
Date



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 #
10/30/2021	10-128031

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
	True up landscape maintenance services		55,905.00		55,905.00
<div>Handwritten notes: R.S.A 53900 4604 Board Approved 40K</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	\$55,905.00
Payments/Credits	\$0.00
Balance Due	\$55,905.00

Board - Pay \$40,000.00



Cornerstone™

14620 Bellamy Brothers Boulevard Dade City, Florida 33525 P:(866) 617-2235 F:(866) 929-6998
www.CornerstoneSolutionsGroup.com

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)



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 #
3/31/2022	10-133953

Invoice Created By

Bill To

Ventana Community Development District
Ventana CDD

Field Mgr/Super:

Ship To

Ventana
Tampa, FL

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	Pond Bank Maintenance, #MAINT.
Quantity	Description	U/M	Rate	Serviced Date	Amount
1,600	Annual Rotation		2.74	3/23/2022	4,384.00
8.75	Top Soil cu/yd		65.00	3/23/2022	568.75
<p>BL 53rd</p> <p>4604</p> <p>Cornerstone</p>					

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

Total	\$4,952.75
Payments/Credits	\$0.00
Balance Due	\$4,952.75

Thanks For Your Business!

INVOICE

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

DATE: APRIL 20, 2022
INVOICE #4812

EXPIRATION DATE

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

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE		LINE TOTAL
		15 hp pump and motor			\$9770.86
		Shipping			\$125.00
		Pump impeller			\$550.00
		Installation			\$500.00
				SUBTOTAL	
				SALES TAX	
				TOTAL	\$10945.86

Comments: The impeller top broke off and the motor could not prime up so I installed a new impeller and shaft seal and we got it back up and running over the weekend but on Monday the motor shorted out. I tried to locate the motor but there is a shortage of parts for that motor, and they manufacture said it could be months before they can produce more motors. Since there we could not just buy the motor I located 2 pump and motor combo and I bought one and installed it so that we could get the pool up and running.

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2022



Inframark LLC
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Ventana CDD

Balance Sheet

As of 4/30/2022
(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)	304,033	0	0	0	0	0	0	304,033
Investment - Revenue 2018 (6000)	0	420,970	0	0	0	0	0	420,970
Investment - Interest 2018 (6001)	0	395,778	0	0	0	0	0	395,778
Investment - Sinking 2018 (6002)	0	275,000	0	0	0	0	0	275,000
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	29,074	0	0	0	0	29,074
Investment - Interest 2021 (2001)	0	0	29,466	0	0	0	0	29,466
Investment - Sinking 2021 (2002)	0	0	35,000	0	0	0	0	35,000
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	(9,979)	0	0	0	0	0	0	(9,979)
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	0	0	0	0	0	0	0	0
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	293,956	1,624,324	142,386	24	2	15,679,215	17,655,000	35,394,906
Liabilities								
Accounts Payable	10,579	0	0	0	0	0	0	10,579
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	(475)	0	0	0	0	0	0	(475)
Due To Developer	0	0	0	0	0	0	0	160
Other Current Liabilities	0	0	0	0	0	0	0	0

Ventana CDD

Balance Sheet

As of 4/30/2022
(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 2018	0	0	0	0	0	0	15,910,000	15,910,000
Revenue Bonds Payable - Series 2021	0	0	0	0	0	0	1,745,000	1,745,000
Total Liabilities	<u>10,004</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>17,655,000</u>	<u>17,665,004</u>
Fund Equity & Other Credits								
Retained Earnings-All Other Reserves	0	949,869	68,818	24	2	0	0	1,018,714
Fund Balance-Unreserved	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	<u>132,590</u>	<u>674,455</u>	<u>73,568</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>880,612</u>
Total Fund Equity & Other Credits	<u>283,952</u>	<u>1,624,324</u>	<u>142,386</u>	<u>24</u>	<u>2</u>	<u>15,679,215</u>	<u>0</u>	<u>17,729,903</u>
Total Liabilities & Fund Equity	<u>293,956</u>	<u>1,624,324</u>	<u>142,386</u>	<u>24</u>	<u>2</u>	<u>15,679,215</u>	<u>17,655,000</u>	<u>35,394,906</u>

Ventana CDD

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2021 Through 4/30/2022
(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	490,573	38,118	8 %
Contributions & Donations From Private Sources				
Developer Contributions	39,461	0	(39,461)	(100)%
Other Miscellaneous Revenues				
Miscellaneous	0	300	300	0 %
Clubhouse Rental	0	1,725	1,725	0 %
Total Revenues	491,916	492,598	682	0 %
Expenditures				
Legislative				
Supervisor Fees	12,000	2,800	9,200	77 %
Financial & Administrative				
District Manager	45,000	29,850	15,150	34 %
District Engineer	4,500	732	3,768	84 %
Disclosure Report	8,400	9,100	(700)	(8)%
Trustee Fees	8,400	2,074	6,326	75 %
Accounting Services	6,750	8,438	(1,688)	(25)%
Auditing Services	6,700	2,558	4,142	62 %
Postage, Phone, Faxes, Copies	500	166	334	67 %
Public Officials Insurance	2,966	2,446	520	18 %
Legal Advertising	2,200	0	2,200	100 %
Bank Fees	250	37	213	85 %
Dues, Licenses, & Fees	175	375	(200)	(114)%
Email Hosting Vendor	300	0	300	100 %
Website Maintenance	1,500	875	625	42 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	6,000	4,397	1,603	27 %
Electric Utility Services				
Electric Utility Services	98,500	64,296	34,204	35 %
Garbage/Solid Waste Control Services				
Garbage Collection	4,000	2,293	1,707	43 %
Water-Sewer Combination Services				
Water Utility Services	10,000	1,725	8,275	83 %
Other Physical Environment				
Onsite Staffing	28,000	31,133	(3,133)	(11)%
Property & Casualty Insurance	14,268	19,999	(5,731)	(40)%
Aquatic Management Contract	11,000	11,623	(623)	(6)%
Entry & Walls Maintenance	2,355	3,290	(935)	(40)%
Landscape Maintenance-Contract	135,000	107,993	27,007	20 %
Mulch/Tree Trimming	23,000	1,000	22,000	96 %
Plant Replacement & Annuals	10,000	10,734	(734)	(7)%
Pond Repair	5,000	0	5,000	100 %
Irrigation Maintenance	5,000	1,130	3,870	77 %
Pool Maintenance - Contract	15,000	7,825	7,175	48 %
Pool Repairs	2,500	10,946	(8,446)	(338)%
Amenity Center Facility Maintenance	14,452	19,896	(5,444)	(38)%
Amenity Center Cleaning & Supplies	5,500	2,278	3,222	59 %
Amenity Center Pest Control	1,200	0	1,200	100 %
Total Expenditures	491,916	360,008	131,908	27 %
Excess of Revenues Over (Under) Expenditures	0	132,590	132,590	0 %

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
 From 10/1/2021 Through 4/30/2022
 (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>283,952</u>	<u>283,952</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018
From 10/1/2021 Through 4/30/2022
(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	1,070,200	9,144	1 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>33</u>	<u>33</u>	<u>0 %</u>
Total Revenues	<u>1,061,056</u>	<u>1,070,233</u>	<u>9,177</u>	<u>1 %</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>674,455</u>	<u>674,455</u>	<u>0 %</u>
 Fund Balance, Beginning of Period	 0	 949,869	 949,869	 0 %
 Fund Balance, End of Period	 <u>0</u>	 <u>1,624,324</u>	 <u>1,624,324</u>	 <u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2021
From 10/1/2021 Through 4/30/2022
(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-Off Roll	0	93,538	93,538	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>2</u>	<u>2</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>93,539</u>	<u>93,539</u>	<u>0 %</u>
Expenditures				
Debt Service Payments				
Interest	<u>0</u>	<u>19,971</u>	<u>(19,971)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>19,971</u>	<u>(19,971)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>73,568</u>	<u>73,568</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	68,818	68,818	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>142,386</u></u>	<u><u>142,386</u></u>	<u><u>0 %</u></u>

Ventana CDD
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018
From 10/1/2021 Through 4/30/2022
(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 4/30/2022
(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 4/30/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
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: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

Bank Balance	307,744.32
Less Outstanding Checks/Vouchers	3,735.93
Plus Deposits in Transit	25.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	304,033.39
Balance Per Books	<u>304,033.39</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: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1577	4/14/2022	System Generated Check/Voucher	200.00	Ryan Motko
1585	4/28/2022	System Generated Check/Voucher	500.00	BOCC
1586	4/28/2022	System Generated Check/Voucher	292.78	Water Resource Services
1587	4/28/2022	System Generated Check/Voucher	577.15	Chris's Plumbing Service
1588	4/28/2022	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1589	4/28/2022	System Generated Check/Voucher	190.00	Republic Services #696
1590	4/28/2022	System Generated Check/Voucher	1,150.00	Zebra Cleaning Team, Inc.
Outstanding Checks/Vouchers			3,735.93	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 4.30.2022

Reconciliation Date: 4/30/2022

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#358	4/18/2022	Club house Rental 4.13 thru 4.18.2022	25.00	
Outstanding Deposits			25.00	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1558	3/17/2022	System Generated Check/Voucher	200.00	Travis Jamal Tyson
1562	3/31/2022	System Generated Check/Voucher	75.00	Amanda Lewis
1563	3/31/2022	System Generated Check/Voucher	200.00	Anthony Argote
1564	3/31/2022	System Generated Check/Voucher	288.46	Water Resource Services
1565	3/31/2022	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1566	3/31/2022	System Generated Check/Voucher	8,679.27	Meritus Districts
1567	3/31/2022	System Generated Check/Voucher	1,029.72	Republic Services #696
1568	3/31/2022	System Generated Check/Voucher	958.00	Straley Robin Vericker
1570	4/6/2022	Series 2018 FY22 Tax Dist ID 569	3,371.63	Ventana CDD
1569	4/7/2022	System Generated Check/Voucher	150.00	Home Team Pest Defense
1571	4/14/2022	System Generated Check/Voucher	702.00	Action Security, Inc.
1572	4/14/2022	System Generated Check/Voucher	142.96	Charter Communications
1573	4/14/2022	System Generated Check/Voucher	200.00	Jahyra Rivera
1573	4/14/2022	System Generated Check/Voucher	(200.00)	Jahyra Rivera
1574	4/14/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1575	4/14/2022	System Generated Check/Voucher	780.00	Neptune Services
1576	4/14/2022	System Generated Check/Voucher	200.00	Nicholas J. Dister
1578	4/14/2022	System Generated Check/Voucher	909.00	Spearem Enterprises, LLC

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1579	4/14/2022	System Generated Check/Voucher	9,479.60	Tampa Electric
1580	4/14/2022	System Generated Check/Voucher	44,952.75	Cornestone Solution Group
1581	4/21/2022	System Generated Check/Voucher	200.00	Rene Guzman Aduris
1582	4/21/2022	System Generated Check/Voucher	250.00	Timber Creek Comm. Assoc.
1583	4/21/2022	System Generated Check/Voucher	10,945.86	Zebra Cleaning Team, Inc.
1584	4/21/2022	Series 2021 FY22 Off Roll Collections	93,537.51	Ventana CDD
CD057	4/21/2022	Bank Fee	<u>12.00</u>	
Cleared Checks/Vouchers			<u>178,089.76</u>	

Ventana CDD
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CHK#393	2/22/2022	Pool Key	0.00	
CR476	4/6/2022	Tax Distribution 4.06.2022	4,803.81	
CR480	4/11/2022	Club house Income 3.30 thru 4.11	200.00	
CHK#1001	4/13/2022	Club house Rental 4.13 thru 4.18.2022	50.00	
CR485	4/19/2022	Rental Fee - 4.19.2022	75.00	
CR483	4/21/2022	Off Roll Distribution 4.21.2022	<u>129,503.67</u>	
Cleared Deposits			<u>134,632.48</u>	

Ventana CDD Maintenance Report



•Area that is in the picture is an area that became infested with torpedo grass in the Jasmine Minima. Most the the area will need to be replaced with Jasmine Minima Proposal 1781 attached showing removal and replacement Torpedo grass infestation has been treated and is ready for replanting. Please not that torpedo grass is almost impossible to control without killing with Roundup.

Action Taken

•We removed the brown torpedo grasses and provided a proposal for repairs. Bed is prepped and treated for torpedo grass. 4-27-22

Ventana Maintenance Report



Area shown is an area that has no mulch. Weeds are starting to come through. Not an infestation but a maintenance service needs to be done to eradicate weeds. Area is also low on one side and could become a trip hazard.

Action Taken

Weeds treated and removed proposal 1568 is attached to report.

4-27-22

Ventana Maintenance Report

Picture shows bed weeds that are dead but needing removal. Also a lack of mulching and plants that need to be added.



Action Taken

Dead weeds removed and bed cleaned up. Please see attached proposal 1568 for mulching. A lot of bare areas that need mulch so that we can combat weed intrusion. Attached Proposal 1785

Ventana Maintenance

.Weeds in bare dirt areas along sidewalks. These areas will need mulching and weeds removed. Mulch would also help cover exposed drip lines.



Action Taken

Weeds were removed and proposal is attached for mulching to help with weed intrusion, covering drip lines and sidewalk edges.

Ventana Maintenance

- Per Gary's request we've attached a proposal for 8 yards of playground mulch



Action Taken

See attached proposal

Ventana Maintenance Report

•Leaning tree needs re-staking and torpedo grass that was killed needs to be removed. Area is bare with no mulch and torpedo grass has been treated.



Action Taken

Removed dead torpedo grass and re-staked tree 4-27-22 Proposal 2029

Ventana Maintenance

- Weeds treated and brown area needs mulching to cover bare areas.



Action Taken

We removed dead weeds from weed treatments. See attached proposal for mulching

Ventana Maintenance

.Dead patch of grass in front of the amenity needs replacement and irrigation check



Action Taken

Replaced turf at no charge to the community. We had extra sod and replaced. Irrigation coverage is good and watering time was added for new sod.

Ventana Maintenance

.Sucker growth throughout community on oaks and other ornamental trees needs removal.



Action Taken

We removed all sucker growth from all trees throughout the neighborhood. Sucker growth is a routine item that crews take care on a weekly basis.

Ventana Maintenance

•Bougainvillea needs to be trimmed down below sign with uniform cut



Action Taken

We trimmed all Bouganvillea at all monument areas and fertilized.

Ventana Maintenance

- Flax Lily needs replacement in pool area



Action Taken

Proposal is attached. We recommend to remove the flax lily and replace with lariope. Beds are weed free. Proposal 2031

Ventana Maintenance

- Weeds in Society Garlic and proposal to replace missing plants.



Action Taken

Removed weeds and a proposal is attached for missing plants.

Proposal 2030

Ventana Maintenance

•Bougainvillea hit hard by cold stress. Not dead but looks straggly



Action Taken

Cut back Bougainvillea and fertilized. Plants are not dead but may pop from fertilize. We'll take a look next month and if replacement is needed we'll provide a proposal. Proposal 2032

Ventana Maintenance

• Flax Lily is very sparse throughout Ventana. Wrong plant for this application. May want to go with different options. Also peanut grass is growing into the plants.



Action Taken

We fertilized and have treated with fungicide through most of the community and the flax lily isn't thriving. We recommend replacement with different plant variety to something that likes the soil conditions and thrives in the same soil conditions. We separated the plants from the peanut by trimming an edge

Ventana Maintenance

- Remove bed weeds along curbing



Action Taken

Removed bed weeds with regular maintenance schedule. Weeds are popping up and we treat with weekly maintenance and sometime more if we have an extra detail crew that can come of. We will keep the weeds at a control level.

Ventana Maintenance

• Remove dead from Flax Lily



Action Taken

Removed dead from flax lily throughout amenity areas and throughout the community

Ventana Maintenance

- Trim back Bougainvillea and treat ant mounds throughout



Action Taken

Trimmed back Bougainvillea and treated all ant mounds throughout the community with advion ant bait.

Ventana Maintenance

- Remove weeds from all Jasmine Minima



Action Taken

Treated all jasmine Minima Beds for torpedo grass. We pulled as much as possible but it will be very hard to eradicate torpedo grass from ornamental beds without spraying roundup which will kill the plants. We also use Fusillade which helps but also causes stress to the plants. We recommend to stay on top of treatments and once torpedo grass is dead fill in with new plants.

Items we took action on



Ventana Maintenance

•Jasmine Minima Thin and weeds



Action Taken

Weeds are treated and pulled. Jasmine is thin from weed control treatments to eradicate the torpedo grasses. We will fertilize and see if that we help fill in jasmine beds.

Pictures of items we took care of



Maintenance Items Completed

- Agronomic Program completed on March 30 Turf and Shrubs (fertilizer, weed control, insect control and disease control)
- Irrigation wet check completed and repairs made
- Brian Howell/Gary Schwartz service orders completed
- Routine maintenance and detail
- Re service granular fertilizer on 4-26-22
- Ant bait applications applied
- Car accident debris removal and repairs Symmes Road
- Trash removal off schedule day for Gary
- Irrigation timer adjustments for hot spots in turf throughout. Extra watering
- Crack weeds and bed weed maintenance
- Coordinating warranty work with install for install date and ordering palms for median islands



Job Name: _____
Customer Number: 444 Customer: FCA - VENTANA CDD
Technician: Ed
Date: 05/19/2022 Time: 08:14 AM
Customer Signature: _____

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

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

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

☐ Naiad ☐ _____

☐ Pickerelweed

☒ Soft Rush ☐



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Ventana

Date: Wednesday May 25 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	2	-3	<u>Needs improvement</u>
TURF INSECT/DISEASE CONTROL	10	8	-2	<u>Good overall</u>
PLANT FERTILITY	5	3	-2	<u>Most plants have recovered from</u> <u>the cold weather damage. New</u> <u>warranty plants have been installed</u> <u>in various sections, including Palms</u>
WEED CONTROL - BED AREAS	5	2	-3	<u>Bed weed are an ongoing issue</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</u>
INSECT/DISEASE CONTROL	7	7	0	<u>Good</u>
DEADHEADING/PRUNING	3	3	0	<u>Good</u>

SCORE

100	88	-12	88%
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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: Thursday May 26 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	20	-5	Various ponds have trash issues
INVASIVE MATERIAL (FLOATING)	20	18	-2	Filamentous algae at various ponds due to the
				weather conditions and excess algae
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	Good
FIRST AID/SAFETY ITEMS	10	10	0	Good
SIGNAGE (rules, pool, playground)	5	5	0	Good
PLAYGROUND EQUIPMENT	5	5	0	Good
RECREATIONAL FACILITIES	7	7	0	Good
RESTROOMS	6	6	0	Good
HARDSCAPE	10	10	0	NA
ACCESS & MONITORING SYSTEM	3	3	0	Good
IT/PHONE SYSTEM	3	3	0	Good
TRASH RECEPTACLES	3	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: Thursday May 26 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	30	-10	Warranty plants were replaced on the SW corner as
				well as palm tree replacement on the median on
				Ventana Grove Blvd
RECREATIONAL AREAS	30	30	0	
SUBDIVISION MONUMENTS	30	20	-10	
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	658	-42	94%

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____

Ventana May, 2022



East side Symmes entrance.



West side Symmes entrance.



Heading north from Symmes on Ventana Grove Blvd.



Symmes & Ventana Grove Blvd entrance median.



New Palms installed under warranty at the entrance median on Ventana Grove Blvd & Symmes Rd.



3 new warranty palms installed on median across from the Amenity Ctr.



New Gold Mound plants installed on the West side of Ventana Grove Blvd. They replaced the dead Allamanda plant



Suckers on the Oak trees on Ventana Groves blvd have been removed.



Turf fertility on Ventana Grove Blvd is improving.



Ponds look good overall.



Filamentous Algae in various ponds due to the weather and excess nitrogen levels.



Some ponds have receded. Ponds will attain better curb appeal once we are in the rainy season.



Receded pond.



North side entrance on Fern Hill & Field Blend.



South side entrance on Fen Hill & Field Blend.



Center isle median on Fern Hill & Field Blend.



S.W. entrance at the Amenity Center.



Small area of Saint Augustine turf was installed in front of the Amenity Center.



North side view of the Amenity Center.



Pickle Ball court looks good.



Turf fertility behind the Amenity center is improving mostly because of the season. There are a lot of Broadleaf & other various weeds within the turf. Cornerstone was notified of the turf weeds.



Weeds in the turf within the Amenity Center.



Weeds in the turf behind the Amenity Center.



Weeds were pulled from the bed areas. Area needs to be mulched so weed can be better controlled. Cornerstone was asked to submit an estimate to fill in low areas in and around the Amenity Center.



Begonia annuals look good.



Lounge area is clean & looks good.



Dining tables are clean & the area looks good.



Pool is clean & blue.



Kids removed 6 umbrellas from their bases. I put the umbrellas back into their stands.



Mailbox pavilion is clean & looks good.