

**VENTANA  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
SPECIAL MEETING  
FEBRUARY 27, 2020**

**VENTANA**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**February 27, 2020 2:00 P.M.**

Meritus

Located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607

<b>District Board of Supervisors</b>	Chairman	Jeff Hills
	Vice Chairman	Ryan Motko
	Supervisor	Nicholas Dister
	Supervisor	Kelly Evans
	Supervisor	Brady Lefere
<b>District Manager</b>	Meritus Districts	Debby Nussel
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	Stantec (Interim)	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 third 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 next section is the third section 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 **Board Supervisor Requests and Comments**. 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 Special Meeting of the Board of Supervisors of the Ventana Community Development District will be held on **Thursday, February 27, 2020 at 2:00 p.m.** at the offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**1. CALL TO ORDER/ROLL CALL**

**2. PUBLIC COMMENT ON AGENDA ITEMS**

**3. BUSINESS ITEMS**

- A. Consideration of District Engineer's Report – Expansion Area.....*Under Separate Cover*
- B. Consideration of Master Assessment Methodology Report – Expansion Area....*Under Separate Cover*
- C. Consideration of Resolution 2020-03; Declaring Debt Assessments.....Tab 01
- D. Consideration of Resolution 2020-04; Setting Public Hearing on Debt Assessments.....Tab 02
- E. General Matters of the District

**4. CONSENT AGENDA**

- A. Consideration of Minutes of the Regular Meeting October 03, 2019.....Tab 03
- B. Consideration of Operation and Maintenance Expenditures September 2019.....Tab 04
- C. Consideration of Operation and Maintenance Expenditures Oct. 2019 – Jan. 2020.....Tab 05
- D. Review of Financial Statements Month Ending January 31, 2020.....Tab 06

**5. VENDOR/STAFF REPORTS**

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

**6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

**7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

**8. ADJORNMENT**

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

Sincerely,

Debby Nussel  
District Manager

## RESOLUTION NO. 2020- 03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the “**Board**”) of the Ventana Community Development District (the “**District**”) has determined to construct and/or acquire certain public improvements (the “**Project**”) set forth in the plans and specifications as described in the Report of the District Engineer dated \_\_\_\_\_, which is available for review at the offices of District Management Services LLC, d/b/a Meritus Corp, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the “**District Office**”); and

**WHEREAS**, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapters 170 and 190, Florida Statutes (the “**Assessments**”); and

**WHEREAS**, the District is empowered by Chapter 190, Uniform Community Development Act, and Chapter 170, Supplemental Alternative Method of Making Local and Municipal Improvements, of Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Assessments; and

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in the District’s Master Special Assessment Methodology Report for the Expansion Area dated \_\_\_\_\_ (the “**Assessment Report**”) incorporated by reference as part of this Resolution and on file at the District Office; and

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

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

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. Assessments shall be levied to defray a portion of the cost of the Project.
3. The nature of the Project generally consists of master improvements consisting of roads, water management and control, water supply, sewer and wastewater management, electrical power, landscaping, hardscaping and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. The estimated cost of the Project as stated in the Engineer's Report is approximately \$\_\_\_\_\_ (hereinafter referred to as the "**Estimated Cost**").
6. As stated in the Assessment Report, the Assessments will defray approximately \$\_\_\_\_\_ of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all which shall be financed by the District's proposed bonds, in one or more series.
7. The manner in which the Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the Assessments will be levied initially on a per acre basis since the Project increases the value of all the lands within the District. On and after the date benefited lands within the District are specifically platted, the Assessments as to platted lots will be levied in accordance with the Assessment Report. Until such time that all benefited lands within the District are specifically platted, the manner by which the Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess shall also be paid by the District from its general revenues if available or additional assessments or contributions from other entities.
9. The Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
10. There is on file at the District Office an assessment plat showing the expansion area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.

11. The Chairman of the Board has caused the District Manager to prepare a preliminary assessment roll, a copy of which is attached in the Assessment Report, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Manager's office.

12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost of the Project acquired by the District, the Assessments shall be paid in not more than thirty annual installments payable at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, F.S. the Assessments may be collected as is otherwise permitted by law.

**PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2020.**

**Attest:**

**Ventana  
Community Development District**

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Debby Nussel  
Assistant Secretary/Secretary

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Jeffery S. Hills  
Chair of the Board of Supervisors

Attachments:

Master Special Assessment Methodology Report for the Expansion Area dated  
Report of the District Engineer dated

**RESOLUTION NO. 2020-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF VENTANA COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON APRIL 2, 2020 AT 2:00 P.M. AT THE OFFICES OF DISTRICT MANAGEMENT SERVICES LLC D/B/A MERITUS CORP, LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING A NON-AD VALOREM SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS VENTANA COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.**

**WHEREAS**, the Board of Supervisors (the "**Board**") of the Ventana Community Development District (the "**District**"), has previously adopted Resolution No. 2020-03 entitled

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, in accordance with Resolution No. 2020-03, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, Florida Statutes; to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of District Management Services LLC, d/b/a Meritus Corp, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "**District Office**").

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF THE DISTRICT:**

1. There is hereby declared a public hearing to be held on April 2, 2020 at 2:00 p.m., at the offices of District Management Services LLC d/b/a Meritus Corp, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, for the purpose of hearing comment and objection to the proposed non-ad valorem special assessment program for District improvements as identified in the

preliminary assessment roll, a copy of which is on file at the District Office. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Office.

2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Hillsborough County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give (30) thirty days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.
3. This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2020.**

**Attest:**

**Ventana CDD  
Community Development District**

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Debby Nussel  
Assistant Secretary/Secretary

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Jeffery S. Hills  
Chair of the Board of Supervisors



**VENTANA  
COMMUNITY DEVELOPMENT DISTRICT**

**October 3, 2019 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, October 3, 2019 at 2:00 p.m.** at the Office of Meritus, 2005 Pan Am Circle Suite 300, Tampa, FL 33607.

**1. CALL TO ORDER/ROLL CALL**

Debby Nussel called the Regular Meeting of the Board of Supervisors of the Ventana Community Development District to order on **Thursday, October 3, 2019 at approximately 2:06 p.m.** and identified the supervisors present constituting a quorum.

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

Ryan Motko	Vice Chair
Nick Dister	Supervisor
Brady Lefere	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Debby Nussel	Meritus
John Vericker	Straley Robin Vericker

There were no other members of the general public in attendance.

**2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

There were no audience questions or comments on agenda items.

**3. BUSINESS ITEMS**

**A. Consideration of Resolution 2020-01; Reserve Account Release Transfer**

Mr. Vericker went over the resolution with the Board.

MOTION TO:	Approve Resolution 2020-01.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

**B. Consideration of Resolution 2020-02; District Expansion**

Mr. Vericker went over the resolution with the Board.

MOTION TO:	Approve Resolution 2020-02.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

**C. General Matters of the District**

**4. CONSENT AGENDA**

**A. Consideration of Minutes of the Public Hearing & Regular Meeting August 22, 2019**

**B. Consideration of Operations and Maintenance Expenditures August 2019**

**C. Review of Financial Statements Month Ending August 31, 2019**

The Board reviewed the Consent Agenda items.

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

**5. VENDOR/STAFF REPORTS**

**A. District Counsel**

**B. District Engineer**

**C. District Manager**

There were no additional staff reports at this time.

**6. SUPERVISOR REQUESTS**

There were no supervisor requests.

**7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

There were no audience questions or comments.

**8. ADJOURNMENT**

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

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

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

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

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

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

☐ **Chair**

☐ **Vice Chair**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

☐ **Secretary**

☐ **Assistant Secretary**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*



Official District Seal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Cornerstone	10 97775	\$ 2,310.00		Pond Mowing - June
Cornerstone	10 99369	2,310.00	<b>\$ 4,620.00</b>	Pond Mowing - August
First Choice Aquatic Weed Management, LLC	39637	826.00		Waterway Service - August
Meritus Districts	9301	3,755.78		Management Services - September
<b>Monthly Contract Sub-Total</b>		<b>\$ 9,201.78</b>		
<b>Variable Contract</b>				
Egis	9484	\$ 316.00		General Liability Insurance - 10/01/18-10/01/19
Stantec	1557552	192.50		Professional Services - General Consulting - thru 08/23/19
Straley Robin Vericker	17408	332.00		Professional Services - General - thru 08/15/19
<b>Variable Contract Sub-Total</b>		<b>\$ 840.50</b>		
<b>Utilities</b>				
Tampa Electric	221006978276 090619	\$ 44.21		Electric Service - thru 09/03/19
<b>Utilities Sub-Total</b>		<b>\$ 44.21</b>		
<b>Regular Services</b>				
Tampa Bay Times	17698 092019	\$ 386.50		Meeting Schedule - 09/20/19
<b>Regular Services Sub-Total</b>		<b>\$ 386.50</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 10,472.99</b>		

# 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

Rec'd invoice 9-17-19

**Invoice**

Date	Invoice #
6/30/2019	10-97775
Invoice Created By	



**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

Bill To
Ventana Community Development District Ventana CDD

Field Mgr/Super:
Ship To
Pond Bank Maintenance 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	Pond Mowing		2,310.00	6/30/2019	2,310.00

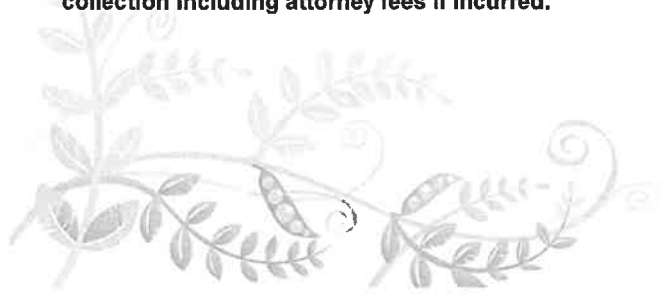
Cornerstone

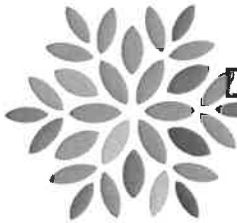
Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

<b>Total</b>	\$2,310.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$2,310.00

53900  
4604 15

REVIEWED dthomas 9/24/2019





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 #
8/30/2019	10-99369

Invoice Created By

<b>Bill To</b>
Ventana Community Development District Ventana CDD

<b>Field Mgr/Super:</b>	
<b>Ship To</b>	
Pond Bank Maintenance 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	Pond Mowing		2,310.00	8/31/2019	2,310.00

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.

<b>Total</b>	\$2,310.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$2,310.00

REVIEWEDdthomas 9/19/2019

Cornerstone

539.00  
4604  
AR



# Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258  
Orlando, FL 32859

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

Date	Invoice #
8/30/2019	39637

**Bill To**

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	9/29/2019

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

Thank you for your business.

<b>Total</b>	\$826.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$826.00

REVIEWEDdthomas 9/16/2019

539.00  
174509  
SN

## Service Report

Customer: Ventana

Date: 8/29/18

Technician: Jason / Todd

- ☐ New
- ☒ Scheduled Service
- ☒ Trash Pick Up
- ☐ Work Order
- ☐ Removal
- ☐ Follow-up Service

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
1		✓	✓				✓				N/A	High	N/A	Good
2		✓	✓				✓							
3		✓	✓				✓							
4		✓	✓				✓							
5		✓		✓			✓							
6		✓		✓			✓							
7		✓		✓			✓							
8		✓		✓			✓							
9		✓		✓			✓							

Comments

Thank You!

## First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A  
Orlando, FL 32809  
800-543-6694

- Algae and Aquatic Weed Control
- Wetland Restoration and Management
- Native Plantings
- Physical Weed Removals
- Fish Stocking & Custom Barriers



Creating a balance  
with nature





Ventana Community Development District  
c/o Meritus  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

# INVOICE

<b>Customer</b>	Ventana Community Development District
<b>Acct #</b>	770
<b>Date</b>	09/11/2019
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

Payment Information	
<b>Invoice Summary</b>	\$ 316.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#9484
100118328	

Thank You

Please detach and return with payment



Customer: Ventana Community Development District

Invoice	Effective	Transaction	Description	Amount
9484	08/20/2019	Policy change	Policy #100118328 10/01/2018-10/01/2019 Florida Insurance Alliance Package - Add GL Due Date: 9/11/2019	316.00
				<b>Total</b>
				\$ 316.00

Thank You

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

<b>Remit Payment To: Egis Insurance Advisors, LLC</b>	(321)233-9939	<b>Date</b>
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	09/11/2019

REVIEWEDdthomas 9/19/2019

539.00  
45.02  
152



## INVOICE

Page 1 of 1

Invoice Number 1557552  
Invoice Date September 4, 2019  
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

<b>Project</b>	<b>Ventana CDD</b>			
	Project Manager	Stewart, Tonja L	For Period Ending	<b>August 23, 2019</b>
	Current Invoice Total (USD)	192.50		

Process requisitions

<b>Top Task</b>	<b>219</b>	<b>2019 FY General Consulting</b>
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**Professional Services**

<b>Billing Level</b>		<b>Current Hours</b>	<b>Rate</b>	<b>Current Amount</b>
Level 05	Nurse, Vanessa M	1.75	110.00	192.50
	<b>Subtotal Professional Services</b>	<u>1.75</u>		<u>192.50</u>

Top Task Subtotal	2019 FY General Consulting	192.50
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<b>Total Fees &amp; Disbursements</b>	<u>192.50</u>
<b>INVOICE TOTAL (USD)</b>	<b>192.50</b>

**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](mailto:Summer.Fillinger@Stantec.com)

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

Thank you.

Received  
SEP 11 2019

REVIEWEDdthomas 9/19/2019

51300  
3103  
AR

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

August 26, 2019

Client: 001470

Matter: 000001

Invoice #: 17408

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2019

## SERVICES

Date	Person	Description of Services	Hours	
8/1/2019	LB	PREPARE DRAFT RESOLUTION ADOPTING FY 2019/2020 BUDGET, DRAFT BUDGET FUNDING AGREEMENT AND DRAFT RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS ON SAME.	1.2	
8/5/2019	JMV	PREPARE OPERATIONS AND MAINTENANCE BUDGET RESOLUTION; PREPARE OPERATIONS AND MAINTENANCE ASSESSMENT RESOLUTION.	0.4	
8/5/2019	LB	FINALIZE RESOLUTIONS AND BUDGET FUNDING AGREEMENT RE BUDGET FOR FY 2019/2020; PREPARE EMAIL TO B. CRUTCHFIELD RE SAME.	0.2	
Total Professional Services			1.8	\$332.00

## PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.4	\$122.00
LB	Lynn Butler	1.4	\$210.00

REVIEWEDdthomas 9/16/2019

51400  
3167  
22  
DN

August 26, 2019  
Client: 001470  
Matter: 000001  
Invoice #: 17408

Page: 2

---

Total Services	\$332.00	
Total Disbursements	\$0.00	
Total Current Charges		\$332.00

<b>PAY THIS AMOUNT</b>	<b>\$332.00</b>
------------------------	-----------------

*Please Include Invoice Number on all Correspondence*

Statement Date: 09/06/2019  
Account: 221006978276

VENTANA COMMUNITY DEVELOPMENT DISTRICT  
11002 FERN HILL DR  
RIVERVIEW, FL 33578

Current month's charges:  
Total amount due:  
Payment Due By:

### Your Account Summary

Previous Amount Due	\$47.39
Payment(s) Received Since Last Statement	-\$47.39
<b>Current Month's Charges</b>	<b>\$44.21</b>
<b>Total Amount Due</b>	<b>\$44.21</b>

### Report a street light

It's easy to request a  
street light repair or area light repair.  
[tampaelectric.com/r](http://tampaelectric.com/r)



REVIEWED by Thomas 9/16/2019

00000285-0000600-Page 1 of 4

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



### Stay in the know while you're on the go!

Our free Power Updates service makes it easy to get restoration updates by text, email or app.  
Learn more at [tampaelectric.com/powerupdates](http://tampaelectric.com/powerupdates).

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: 221006978276

Current month's charges:  
Total amount due:  
Payment Due By:

**Amount Enclosed** \$

678543631567

00000286 01 AV 0.38 33607 FTECO109051923485910 00000 03 01000000 015 03 14625 002



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

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

Re



**Account:** 221006978276  
**Statement Date:** 09/06/2019  
**Current month's charges due** 09/27/2019

**Details of Charges – Service from 08/02/2019 to 09/03/2019**

Service for: 11002 FERN HILL DR, RIVERVIEW, FL 33578

**Rate Schedule: General Service - Non De**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplie
C58715	09/03/2019	602		329		273 kWh	1

Basic Service Charge					\$18.14	
Energy Charge	273 kWh @ \$0.05916/kWh				\$16.15	
Fuel Charge	273 kWh @ \$0.03227/kWh				\$8.81	
Florida Gross Receipt Tax					\$1.11	
<b>Electric Service Cost</b>						<b>\$44.21</b>

**Total Current Month's Charges**

**\$44.21**

**Tampa Elec**

Kilowatt-  
(Averag



00000286-0000601-Page 3 of 4



# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
09/20/19	VENTANA CDD	
Billing Date	Sales Rep	Customer Account
09/20/2019	Deirdre Almeida	99212
Total Amount Due	Ad Number	
\$386.50	0000017698	

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/20/19	09/20/19	0000017698	Times	Legals CLS	Meeting Schedule	1	2x46 L	\$382.50
09/20/19	09/20/19	0000017698	Tampabay.com	Legals CLS	Meeting Schedule	1	2x46 L	\$0.00
					AffidavitMaterial			\$4.00

Received  
SEP 26 2019  
513.00  
4801  
DA

REVIEWEDthomas 10/1/2019

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

## ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
09/20/19	VENTANA CDD	
Billing Date	Sales Rep	Customer Account
09/20/2019	Deirdre Almeida	99212
Total Amount Due	Ad Number	
\$386.50	0000017698	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

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



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Cornerstone	10 100187	\$ 5,250.00		Common Areas - September
First Choice Aquatic Weed Management, LLC	40571	826.00		Waterway Service - September
Meritus Districts	9347	3,752.63		Management Services - October
<b>Monthly Contract Sub-Total</b>		<b>\$ 9,828.63</b>		

<b>Variable Contract</b>				
Egis	9713	\$ 5,000.00		Insurance - 10/01/19-10/01/20
Meritus	9373	4,200.00		FY19 Series 2018 Dissemination Services - 10/01/19
Meritus	9392	9,000.00	<b>\$ 13,200.00</b>	FY19 Series 2018 Construction Accounting Services - 10/01/19
Stantec	1569359	110.00		Professional Services - General Consulting - thru 09/20/19
<b>Variable Contract Sub-Total</b>		<b>\$ 18,310.00</b>		

<b>Utilities</b>				
Tampa Electric	221006978276 100719	\$ 40.08		Electric Service - thru 10/02/19
Tampa Electric	221007554076 100719	281.43	<b>\$ 321.51</b>	Electric Service - thru 10/02/19
<b>Utilities Sub-Total</b>		<b>\$ 321.51</b>		

<b>Regular Services</b>				
DEO	74706	\$ 175.00		Special District Fee - 10/01/19
<b>Regular Services Sub-Total</b>		<b>\$ 175.00</b>		

<b>Additional Services</b>				
Cornerstone	10 100186	\$ 2,310.00		Pond Mowing - 09/30/19

# Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Meritus Districts	9440	8.98		Express Shipping - 09/30/19
<b>Additional Services Sub-Total</b>		<b>\$ 2,318.98</b>		

<b>TOTAL:</b>		<b>\$ 30,954.12</b>		
---------------	--	---------------------	--	--

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



**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 #
9/30/2019	10-100187

Invoice Created By

**Bill To**

Ventana Community Development District  
Ventana CDD

**Field Mgr/Super:**

**Ship To**

Common Areas, Ponds, Cul de Sacs

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

**Cornerstone**

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

<b>Total</b>	\$5,250.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$5,250.00

REVIEWEDthomas 10/25/2019

537.00  
30  
4684  
12

# Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258  
Orlando, FL 32859

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

Date	Invoice #
9/30/2019	40571

**Bill To**

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	10/30/2019

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

Thank you for your business.

<b>Total</b>	\$826.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$826.00

REVIEWEDdthomas 10/28/2019

53900  
31 4509  
152

## Service Report

Customer: Ventana

Date: 9/27/19

Technician: Jason Marks

- ☐ New
- ☒ Scheduled Service
- ☒ Trash Pick Up
- ☐ Work Order
- ☐ Removal
- ☐ Follow-up Service

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
1		✓		✓			✓				N/A	Normal	N/A	Good
2		✓		✓			✓							
3		✓		✓			✓							
4		✓		✓			✓							
5		✓		✓			✓							
6		✓		✓			✓							
7		✓		✓			✓							
8		✓		✓			✓							
9		✓		✓			✓							

Comments

Thank You!

# First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A

Orlando, FL 32809

800-543-6694

- Algae and Aquatic Weed Control
- Wetland Restoration and Management
- Native Plantings
- Physical Weed Removals
- Fish Stocking & Custom Barriers



Creating a balance  
with nature



2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

# INVOICE

Invoice Number: 9347  
Invoice Date: Oct 1, 2019  
Page: 1

**Ship to:**

Customer ID

**Customer PO**

## Payment Terms

Net Due

### Shipping Method

**Ship Date****Due Date**

10/1/19

[illegible]

Subtotal	3,752.63
Sales Tax	
Total Invoice Amount	3,752.63
Payment/Credit Applied	
<b>TOTAL</b>	<b>3,752.63</b>

REVIEWED by dthomas 9/24/2019



Ventana Community Development District  
c/o Meritus  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

# INVOICE

<b>Customer</b>	Ventana Community Development District
<b>Acct #</b>	770
<b>Date</b>	09/17/2019
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

Payment Information	
<b>Invoice Summary</b>	\$ 5,000.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#9713
100119328	

Thank You

Please detach and return with payment



Customer: Ventana Community Development District

Invoice	Effective	Transaction	Description	Amount
9713	10/01/2019	Renew policy	Policy #100119328 10/01/2019-10/01/2020 Florida Insurance Alliance Package - Renew policy Due Date: 9/17/2019  <i>Gen Liab - \$2750<sup>00</sup>            Pub off - \$2250<sup>00</sup></i>	5,000.00
				<b>Total</b>
				\$ 5,000.00

Thank You

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

Remit Payment To: Egis Insurance Advisors, LLC  
Lockbox 234021 PO Box 84021  
Chicago, IL 60689-4002

(321)233-9939

sclimer@egisadvisors.com

Date

09/17/2019

*Handwritten calculations and initials:*  
 573.00  
 450.00  
 31.500  
 537.00  
 450.00  
 34  
 DN

REVIEWEDthomas 10/28/2019

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

**INVOICE**

Invoice Number: 9373  
Invoice Date: Oct 1, 2019  
Page: 1

**Bill To:**

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

**Ship to:****Customer ID**

Ventana CDD

**Customer PO****Payment Terms**

Net Due

**Shipping Method**

Best Way

**Ship Date****Due Date**

10/1/19

Quantity	Item	Description	Unit Price	Amount
		Dissemination Services Fiscal Year 2019 Bond Series 2018		4,200.00
		51300 3104		

Subtotal	4,200.00
Sales Tax	
Total Invoice Amount	4,200.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>4,200.00</b>

REVIEWEDthomas 10/23/2019

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

**INVOICE**

Invoice Number: 9392  
Invoice Date: Oct 1, 2019  
Page: 1

<b>Bill To:</b>
Ventana CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

<b>Ship to:</b>

Customer ID	Customer PO	Payment Terms	
Ventana CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		10/1/19

Quantity	Item	Description	Unit Price	Amount
		Construction accounting services Bond Series 2018, FY 2019		9,000.00
		51300 3201		

Subtotal	9,000.00
Sales Tax	
Total Invoice Amount	9,000.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>9,000.00</b>

REVIEWEDthomas 10/23/2019



# INVOICE

Page 1 of 1

Invoice Number 1569359  
Invoice Date October 2, 2019  
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

<b>Project</b>	<b>Ventana CDD</b>			
	Project Manager	Stewart, Tonja L	For Period Ending	<b>September 20, 2019</b>
	Current Invoice Total (USD)	110.00		

Administrative services; process requisitions

**Top Task**                      **219**                      **2019 FY General Consulting**

## Professional Services

Billing Level		Current Hours	Rate	Current Amount
Level 05	Nurse, Vanessa M	1.00	110.00	110.00
	<b>Subtotal Professional Services</b>	<u>1.00</u>		<u>110.00</u>
Top Task Subtotal	2019 FY General Consulting			110.00
	<b>Total Fees &amp; Disbursements</b>			<u>110.00</u>
	<b>INVOICE TOTAL (USD)</b>			<b>110.00</b>

**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](mailto:Summer.Fillinger@Stantec.com)

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

Thank you.

Received

OCT 07 2019

513.00  
3103  
R

VENTANA COMMUNITY DEVELOPMENT DISTRICT  
11002 FERN HILL DR  
RIVERVIEW, FL 33578

Statement Date: 10/07/2019  
Account: 221006978276

Current month's charges:	\$40.08
Total amount due:	\$40.08
Payment Due By:	10/28/2019

**Your Account Summary**

Previous Amount Due	\$44.21
Payment(s) Received Since Last Statement	-\$44.21
<b>Current Month's Charges</b>	<b>\$40.08</b>
<b>Total Amount Due</b>	<b>\$40.08</b>



Always assume that a downed power line is energized. Visit [tampaelectric.com/safety](http://tampaelectric.com/safety) for more safety tips.

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

**Go solar now! No roof required.**

Sun Select shared solar is a simple way to have solar, whether or not a rooftop system is an option for you. Go to [tampaelectric.com/sunselect](http://tampaelectric.com/sunselect) to see why Sun Select makes sense for you, the community, and the environment.



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: 221006978276

Current month's charges:	\$40.08
Total amount due:	\$40.08
Payment Due By:	10/28/2019

**Amount Enclosed**

\$

681012781749

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

6810127817492210069782760000000040081

# ACCOUNT INVOICE

tampaelectric.com



Account: 221006978276  
Statement Date: 10/07/2019  
Current month's charges due 10/28/2019

## Details of Charges – Service from 09/04/2019 to 10/02/2019

Service for: 11002 FERN HILL DR, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
C58715	10/02/2019	831	602	229 kWh	1	29 Days

Basic Service Charge  
Energy Charge  
Fuel Charge  
Florida Gross Receipt Tax  
**Electric Service Cost**

229 kWh @ \$0.05916/kWh  
229 kWh @ \$0.03227/kWh

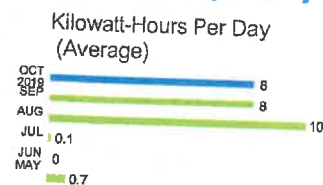
\$18.14  
\$13.55  
\$7.39  
\$1.00

**\$40.08**

**Total Current Month's Charges**

**\$40.08**

### Tampa Electric Usage History



## Important Messages

**We've requested a bill reduction for you.**

You heard right! We're proposing another reduction to energy bills for 2020. If approved by the Florida Public Service Commission, Tampa Electric residential customers' bills would drop again in January, and would continue to be among the lowest in Florida – about the same as customers paid in 2013 – and would be about 21 percent below the national average. There you have it ... electricity is a real value.



Statement Date: 10/07/2019

Account: 221007554076

VENTANA COMMUNITY DEVELOPMENT DISTRICT  
10370 SYMMES RD  
RIVERVIEW, FL 33578

Current month's charges:	\$281.43
Total amount due:	\$281.43
Payment Due By:	10/28/2019

## Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
<b>Current Month's Charges</b>	<b>\$281.43</b>
<b>Total Amount Due</b>	<b>\$281.43</b>



Always assume that a downed power line is energized. Visit [tampaelectric.com/safety](http://tampaelectric.com/safety) for more safety tips.

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

## Go solar now! No roof required.

Sun Select shared solar is a simple way to have solar, whether or not a rooftop system is an option for you. Go to [tampaelectric.com/sunselect](http://tampaelectric.com/sunselect) to see why Sun Select makes sense for you, the community, and the environment.



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:	\$281.43
Total amount due:	\$281.43
Payment Due By:	10/28/2019
<b>Amount Enclosed</b>	<b>\$</b>

647679512188

Received

OCT 10 2019

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

00000444 02 AV 0.38 33607 FTECO110071823350810 00000 03 01000000 015 03 14576 004

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

6476795121882210075540760000000281438




**Account:** 221007554076  
**Statement Date:** 10/07/2019  
**Current month's charges due** 10/28/2019

### Details of Charges – Service from 09/24/2019 to 10/02/2019

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
K31566	10/02/2019	3		0		3 kWh	1	9 Days
Basic Service Charge						\$5.44	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average) 	
Energy Charge						3 kWh @ \$0.05916/kWh \$0.18		
Fuel Charge						3 kWh @ \$0.03227/kWh \$0.10		
Florida Gross Receipt Tax						\$0.15		
<b>Electric Service Cost</b>						<b>\$5.87</b>		
State Tax						\$0.56		
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$6.43</b>		
<b>Other Fees and Charges</b>								
Electric Security Deposit						\$200.00		
Elec Connection Chrg Initial						\$75.00		
<b>Total Other Fees and Charges</b>						<b>\$275.00</b>		
<b>Total Current Month's Charges</b>						<b>\$281.43</b>		

### Important Messages

#### Welcome to Tampa Electric!

 Please visit [tampaelectric.com/rates](http://tampaelectric.com/rates) for information about your electric rates and charges.

#### Prorated Bill

Some charges have been prorated where required to reflect a longer or shorter than normal billing period due to a meter change or final bill.

#### We've requested a bill reduction for you.

You heard right! We're proposing another reduction to energy bills for 2020. If approved by the Florida Public Service Commission, Tampa Electric residential customers' bills would drop again in January, and would continue to be among the lowest in Florida – about the same as customers paid in 2013 – and would be about 21 percent below the national average. There you have it ... electricity is a real value.



**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2019/2020 Special District Fee Invoice and Update Form**  
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 74706			Date Invoiced: 10/01/2019
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2019: \$175.00

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

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

**Ventana Community Development District**  
 Mr. Brian K. Lamb  
 2005 Pan Am Circle, Suite 120  
 Tampa, FL 33607



**2. Telephone:** (813) 397-5120  
**3. Fax:** (813) 873-7070  
**4. Email:** Brian.Lamb@merituscorp.com  
**5. Status:** Independent  
**6. Governing Body:** Elected  
**7. Website Address:** www.ventanacdd.com  
**8. County(ies):** Hillsborough  
**9. Function(s):** Community Development  
**10. Boundary Map on File:** 10/09/2017  
**11. Creation Document on File:** 10/09/2017  
**12. Date Established:** 04/12/2016  
**13. Creation Method:** Local Ordinance  
**14. Local Governing Authority:** Hillsborough County  
**15. Creation Document(s):** County Ordinance 16-6  
**16. Statutory Authority:** Chapter 190, Florida Statutes  
**17. Authority to Issue Bonds:** Yes  
**18. Revenue Source(s):** Assessments  
**19. Most Recent Update:** 10/05/2018

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

Registered Agent's Signature: [Signature] Date 10/4/19

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

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

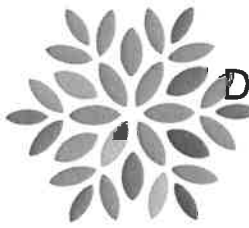
**b. Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete,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

- 1.\_\_\_\_ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
- 2.\_\_\_\_ This special district is in compliance with the reporting requirements of the Department of Financial Services.
- 3.\_\_\_\_ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2017/2018 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved:\_\_\_\_ Denied:\_\_\_\_ Reason:\_\_\_\_\_

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

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



## Tree Farm 2, Inc.

### DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

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

AR@CornerstoneSolutionsGroup.com

Tax ID: 61-1632592

www.CornerstoneSolutionsGroup.com



Date	Invoice #
9/30/2019	10-100186

Invoice Created By

#### Bill To

Ventana Community Development District  
Ventana CDD

#### Field Mgr/Super:

#### Ship To

Pond Bank Maintenance  
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	Pond Mowing		2,310.00	9/30/2019	2,310.00

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.

<b>Total</b>	\$2,310.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$2,310.00

REVIEWEDthomas 10/25/2019

Cornerstone

53910  
43 4604  
AM

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

**INVOICE**

Invoice Number: 9440  
Invoice Date: Oct 9, 2019  
Page: 1

**Bill To:**

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

**Ship to:**

Customer ID	Customer PO	Payment Terms	
Ventana CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		10/9/19

Quantity	Item	Description	Unit Price	Amount
		Express shipping - 9/30/19		8.98

Subtotal	8.98
Sales Tax	
Total Invoice Amount	8.98
Payment/Credit Applied	
<b>TOTAL</b>	<b>8.98</b>

REVIEWEDthomas 10/29/2019

ANNA IYALINA 8133975120 MERITUS CORPORATION 2005 PAN AM CIRCLE TAMPA FL 33607	0.5 LBS	LTR	1 OF 1
<b>SHIP TO:</b> LOCKBOX SERVICES-12-2657 8138737300 US BANK, NA - CDD 1200 ENERGY PARK DRIVE EP-MN-01LB <b>SAINT PAUL MN 55108</b>			
	<b>MN 554 9-02</b> 		
<b>UPS NEXT DAY AIR SAVER 1P</b> TRACKING #: 1Z A7E 454 13 9936 6682			
			
BILLING: P/P			
Reference No.1: UPS 9.30.19			
XOL 19.09.23		NV45 15.0A.07/2019	
			

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Cornerstone	10 99370	\$ 5,250.00		Common Areas - August
Cornerstone	10 101019	2,310.00		Pond Mowing - October
Cornerstone	10 101184	5,250.00		Common Areas - October
Cornerstone	10 101314	2,310.00		Pond Mowing - November
Cornerstone	10 101315	5,250.00	<b>\$ 20,370.00</b>	Common Areas - November
First Choice Aquatic Weed Management, LLC	41488	826.00		Waterway Service - October
First Choice Aquatic Weed Management, LLC	41894	826.00	<b>\$ 1,652.00</b>	Waterway Service - November
Meritus Districts	9433	3,755.25		Management Services - November
<b>Monthly Contract Sub-Total</b>		<b>\$ 25,777.25</b>		
<b>Variable Contract</b>				
Grau and Associates	GA093019	\$ 23.00		Audit Confirmation - 09/30/19
Straley Robin Vericker	17619	652.00		Professional Services - General - thru 10/15/19
<b>Variable Contract Sub-Total</b>		<b>\$ 675.00</b>		
<b>Utilities</b>				
Tampa Electric	221006978276 110619	\$ 46.55		Electric Service - thru 11/01/19
Tampa Electric	221007554076 110619	137.51	<b>\$ 184.06</b>	Electric Service - thru 11/01/19
<b>Utilities Sub-Total</b>		<b>\$ 184.06</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				

# Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Cornerstone	10 101179	\$ 220.00		Mow Fenceline - 10/31/19
<b>Additional Services Sub-Total</b>		<b>\$ 220.00</b>		
<b>TOTAL:</b>		<b>\$ 26,856.31</b>		

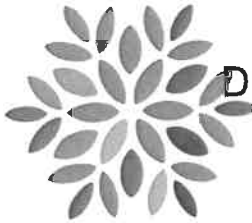
**Approved (with any necessary revisions noted):**

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



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



Date	Invoice #
8/30/2019	10-99370

Invoice Created By

<b>Bill To</b>
Ventana Community Development District Ventana CDD

<b>Field Mgr/Super:</b>
<b>Ship To</b>
Common Areas, Ponds, Cul de Sacs

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

Cornerstone

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

<b>Total</b>	\$5,250.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$5,250.00

REVIEWEDthomas 12/4/2019

48 53900  
4404  
52



## Invoices Meritus Associations

---

**From:** Sidnee Yaeger <syaeger@CornerstoneSolutionsGroup.com>  
**Sent:** Wednesday, November 13, 2019 9:23 AM  
**To:** Invoices Meritus Associations  
**Subject:** FW: Invoice from Cornerstone Solutions Group  
**Attachments:** Inv\_1099370\_from\_Tree\_Farm\_2\_Inc.\_18036.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good morning,

Please find attached invoice. My apologies for only emailing the invoice originally to Debby.

Thank you,

### Cornerstone

**Sidnee Yaeger**  
Junior Staff Accountant  
[syaeger@cornerstonesolutionsgroup.com](mailto:syaeger@cornerstonesolutionsgroup.com)

14620 Bellamy Brothers Blvd.  
Dade City, FL 33525  
866.617.2235 Main Office  
[www.cornerstonesolutionsgroup.com](http://www.cornerstonesolutionsgroup.com)

---

**From:** Sidnee Yaeger  
**Sent:** Tuesday, September 10, 2019 4:25 PM  
**To:** [DEBBY.NUSSEL@MERITUSCORP.COM](mailto:DEBBY.NUSSEL@MERITUSCORP.COM)  
**Subject:** Invoice from Cornerstone Solutions Group

Tree Farm 2, Inc.

**Invoice** *Due:09/29/2019*  
10-99370

Amount Due: **\$5,250.00**

Dear Customer :

Thank you for using Cornerstone Solutions Group. Your invoice is attached to this email. Please remit payment at your earliest convenience.

We appreciate your business and look forward to serving you again in the future.

Blessings,

Cornerstone Solutions Group





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 #
10/31/2019	10-101019

Invoice Created By

Bill To
Ventana Community Development District Ventana CDD

Field Mgr/Super:	
Ship To	Pond Bank Maintenance 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	Pond Mowing for October		2,310.00	10/31/2019	2,310.00

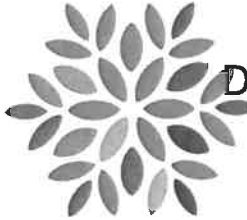
Cornerstone

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

<b>Total</b>	\$2,310.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$2,310.00

53100  
21604  
51

REVIEWEDthomas 12/4/2019



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 #
10/31/2019	10-101184

Invoice Created By

**Bill To**

Ventana Community Development District  
Ventana CDD

**Field Mgr/Super:**

**Ship To**

Common Areas, Ponds, Cul de Sacs

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

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.

<b>Total</b>	\$5,250.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$5,250.00

REVIEWEDthomas 12/4/2019

5370  
4604  
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K



**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 #
11/6/2019	10-101314

Invoice Created By

Bill To
Ventana Community Development District Ventana CDD

Field Mgr/Super:	
Ship To	Pond Bank Maintenance Tampa, FL

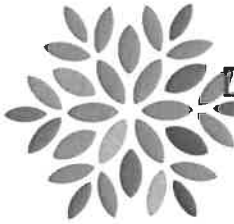
P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	Pond Bank Maintenance, #MAINT.
Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Pond Mowing for November		2,310.00	11/30/2019	2,310.00

Cornerstone

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

<b>Total</b>	\$2,310.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$2,310.00

53100  
4604  
m



**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 #
11/6/2019	10-101315

Invoice Created By

<b>Bill To</b>
Ventana Community Development District Ventana CDD

<b>Field Mgr/Super:</b>	
<b>Ship To</b>	
Common Areas, Ponds, Cul de Sacs	

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
	November billing for Ventana- Common Areas, Ponds, Cul de Sacs maintenance		5,250.00		5,250.00

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.

<b>Total</b>	\$5,250.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$5,250.00

REVIEWEDdthomas 12/4/2019

Cornerstone

534100  
4604  
M



## Service Report

Customer: Ventana

Date: 10/25/19

Technician: Todd

- ☐ New
- ☒ Scheduled Service
- ☒ Trash Pick Up
- ☐ Work Order
- ☐ Removal
- ☐ Follow-up Service

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
1	✓		✓				✓				N/A	NORM	N/A	Good
↓	✓		✓				✓				↓	↓	↓	↓
↓	✓		✓				✓				↓	↓	↓	↓
↓	✓		✓				✓				↓	↓	↓	↓
↓	✓		✓				✓				↓	↓	↓	↓
9	✓		✓				✓				↓	↓	↓	↓

Comments: THANK YOU!

# First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A

Orlando, FL 32809

800-543-6694

- Algae and Aquatic Weed Control
- Wetland Restoration and Management
- Native Plantings
- Physical Weed Removals
- Fish Stocking & Custom Barriers



Creating a balance  
with nature



57

## Service Report

Customer: Ventana CDD

Date: 11/19/2019

Technician: Todd

- ☐ New
- ☒ Scheduled Service
- ☒ Trash Pick Up
- ☐ Work Order
- ☐ Removal
- ☐ Follow-up Service

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
1		✓		✓			✓				N/A	Worm	N/A	Good
2		✓		✓			✓				↓	↓	↓	↓
3		✓		✓			✓				↓	↓	↓	↓
4		✓		✓			✓				↓	↓	↓	↓
5		✓		✓			✓				↓	↓	↓	↓
6		✓		✓			✓				↓	↓	↓	↓
7		✓		✓			✓				↓	↓	↓	↓
8		✓		✓			✓				↓	↓	↓	↓
9		✓		✓			✓				↓	↓	↓	↓

Comments

THANK YOU!

# First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A

Orlando, FL 32809

800-543-6694

- Algae and Aquatic Weed Control
- Wetland Restoration and Management
- Native Plantings
- Physical Weed Removals
- Fish Stocking & Custom Barriers



Creating a balance  
with nature

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

**INVOICE**

Invoice Number: 9433  
Invoice Date: Nov 1, 2019  
Page: 1

**Bill To:**

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

**Ship to:****Customer ID**

Ventana CDD

**Customer PO****Payment Terms**

Net Due

**Shipping Method**

Best Way

**Ship Date****Due Date**

11/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - November		3,750.00
		Postage - September		5.25

Subtotal	3,755.25
Sales Tax	
Total Invoice Amount	3,755.25
Payment/Credit Applied	
<b>TOTAL</b>	<b>3,755.25</b>

REVIEWEDthomas 10/29/2019

Invoice Month	Date	Request Date	Client Name	Engagement Number	PR#	Qty	Price	Amount
October	10/23/2019 11:42 AM	09/30/2019	Avelar Creek CDD	Meritus	Q3466842I141	1	23.00	23.00
October	10/23/2019 11:43 AM	09/30/2019	Bull Frog Creek	Meritus	T34668476V20	2	23.00	46.00
October	10/23/2019 11:44 AM	09/30/2019	Carlton Lakes	Meritus	W34668495S93	3	23.00	69.00
October	10/23/2019 11:44 AM	09/30/2019	Champions Reserve	Meritus	B3466850G353	1	23.00	23.00
October	10/23/2019 11:45 AM	09/30/2019	Corkscrew Farms	Meritus	F34668517X16	2	23.00	46.00
October	10/23/2019 11:45 AM	09/30/2019	Creek Preserve	Meritus	Z3466852I189	1	23.00	23.00
October	10/23/2019 11:48 AM	09/30/2019	Cypress Preserve CDD	Meritus	Z3466860G386	1	23.00	23.00
October	10/23/2019 11:53 AM	09/30/2019	Cypress Shadows	Meritus	P3466874A262	2	23.00	46.00
October	10/23/2019 11:54 AM	09/30/2019	Grand Oaks	Meritus	R34668758K44	1	23.00	23.00
October	10/23/2019 11:54 AM	09/30/2019	La Collina	Meritus	U3466876P431	1	23.00	23.00
October	10/23/2019 11:55 AM	09/30/2019	Longleaf	Meritus	H34668795S43	2	23.00	46.00
October	10/23/2019 11:55 AM	09/30/2019	North Park Isle	Meritus	F34668817X14	1	23.00	23.00
October	10/23/2019 11:56 AM	09/30/2019	Parkway Center	Meritus	V3466886P411	5	23.00	115.00
October	10/23/2019 11:57 AM	09/30/2019	Riverbend CDD	Meritus	L3466890G349	2	23.00	46.00
October	10/23/2019 11:57 AM	09/30/2019	Rivercrest	Meritus	Z34668917X90	2	23.00	46.00
October	10/23/2019 11:57 AM	09/30/2019	Shell Point	Meritus	Q34668939R31	1	23.00	23.00
October	10/23/2019 11:59 AM	09/30/2019	Sherwood Manor CDD	Meritus	U34668976V39	1	23.00	23.00
October	10/23/2019 11:59 AM	09/30/2019	South Fork III	Meritus	V34668995S17	3	23.00	69.00
October	10/23/2019 12:00 PM	09/30/2019	Summit at Fern Hill	Meritus	V3466902I178	2	23.00	46.00
October	10/23/2019 12:01 PM	09/30/2019	The Heights CDD	Meritus	W34669058K45	2	23.00	46.00
October	10/23/2019 12:02 PM	09/30/2019	Timber Creek CDD	Meritus	F34669095S39	1	23.00	23.00
October	10/23/2019 12:02 PM	09/30/2019	Touchstone CDD	Meritus	T3466910G341	1	23.00	23.00
October	10/23/2019 12:02 PM	09/30/2019	Ventana CDD	Meritus	N34669117X68	1	23.00	23.00
<b>TOTAL</b>								<b>897.00</b>

## Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

October 22, 2019

Client: 001470

Matter: 000001

Invoice #: 17619

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2019

### SERVICES

Date	Person	Description of Services	Hours	
9/23/2019	JMV	REVIEW EMAIL FROM B. CRUTCHFIELD.	0.1	
9/26/2019	JMV	REVIEW COMMUNICATION FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.2	
9/26/2019	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR SERIES 2018 BONDS.	0.2	
10/2/2019	JMV	REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING.	0.2	
10/2/2019	VKB	REVIEW AND REPLY TO EMAIL FROM B. CRUTCHFIELD RE: AGENDA AND EXPANSION OF CDD BOUNDARIES.	0.2	
10/3/2019	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	
10/4/2019	JMV	PREPARE QUARTERLY DISTRICT COUNSEL UPDATE FOR BOND DISSEMINATION AGENT.	0.3	
10/7/2019	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED SEPTEMBER 30, 2019; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	
10/15/2019	VKB	REVIEW AND REPLY TO EMAIL FROM N. DISTER RE: EXPANSION OF CDD BOUNDARIES AND LEGAL DESCRIPTIONS.	0.4	
Total Professional Services			2.4	\$652.00

REVIEWEDdtomas 12/3/2019

October 22, 2019

Client: 001470

Matter: 000001

Invoice #: 17619

Page: 2

#### PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	1.4	\$427.00
VKB Vivek K. Babbar	0.6	\$165.00
LB Lynn Butler	0.4	\$60.00

Total Services	\$652.00
Total Disbursements	\$0.00
Total Current Charges	\$652.00

**PAY THIS AMOUNT**

**\$652.00**

*Please Include Invoice Number on all Correspondence*

51400  
3107  
62  
20

VENTANA COMMUNITY DEVELOPMENT DISTRICT  
11002 FERN HILL DR  
RIVERVIEW, FL 33578

Statement Date: 11/06/2019  
Account: 221006978276

Current month's charges:	\$46.55
Total amount due:	\$46.55
Payment Due By:	11/27/2019

### Your Account Summary

Previous Amount Due	\$40.08
Payment(s) Received Since Last Statement	-\$40.08
<b>Current Month's Charges</b>	<b>\$46.55</b>
<b>Total Amount Due</b>	<b>\$46.55</b>

### Digging? Make the right call



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

Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit [sunshine811.com](http://sunshine811.com) or [tampaelectric.com/811](http://tampaelectric.com/811).

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



### Stay informed with e-News Update

Sign up for our free e-News Update online newsletter and receive updates about programs, weather, community events and more, straight to your inbox. Visit [tampaelectric.com/emailsignup](http://tampaelectric.com/emailsignup) today.

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: 221006978276

Current month's charges:	\$46.55
Total amount due:	\$46.55
Payment Due By:	11/27/2019

**Amount Enclosed**

\$

682247361332

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

6822473613322210069782760000000046553

## ACCOUNT INVOICE

tampaelectric.com



**Account:** 221006978276  
**Statement Date:** 11/06/2019  
**Current month's charges due** 11/27/2019

### Details of Charges – Service from 10/03/2019 to 11/01/2019

Service for: 11002 FERN HILL DR, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C58715	11/01/2019	1,129		831		298 kWh	1	30 Days

Basic Service Charge

Energy Charge

Fuel Charge

Florida Gross Receipt Tax

**Electric Service Cost**

298 kWh @ \$0.05916/kWh

298 kWh @ \$0.03227/kWh

\$18.14

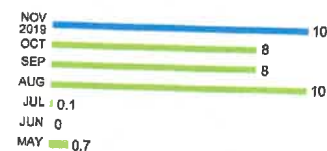
\$17.63

\$9.62

\$1.16

**\$46.55**
**\$46.55**

#### Tampa Electric Usage History

 Kilowatt-Hours Per Day  
(Average)


### Total Current Month's Charges

### Important Messages

#### We continue to add more solar to our fuel mix

We're proud to be the state's top producer of solar energy per customer. Our existing solar projects can power more than 100,000 homes with the sun. Visit our solar page at [tampaelectric.com/solar](http://tampaelectric.com/solar) to learn more. For the 12-month period ending Sept. 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil\* 84%, Coal 6%, Purchased Power 7% and Solar 3%. Tampa Electric provides this information to our customers on a quarterly basis.

\*Oil makes up less than 1%





VENTANA COMMUNITY DEVELOPMENT DISTRICT  
10370 SYMMES RD  
RIVERVIEW, FL 33578

Statement Date: 11/06/2019

Account: 221007554076

Current month's charges:	\$137.51
Total amount due:	\$137.51
Payment Due By:	11/27/2019

**Your Account Summary**

Previous Amount Due	\$281.43
Payment(s) Received Since Last Statement	-\$281.43
<b>Current Month's Charges</b>	<b>\$137.51</b>
<b>Total Amount Due</b>	<b>\$137.51</b>

**Digging? Make the right call**



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

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

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

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



**Stay informed with e-News Update**

Sign up for our free e-News Update online newsletter and receive updates about programs, weather, community events and more, straight to your inbox. Visit **tampaelectric.com/emailsingup** today.

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:	\$137.51
Total amount due:	\$137.51
Payment Due By:	11/27/2019

**Amount Enclosed** \$

684716494290

**Received**

**NOV 12 2019**

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

00006856 02 AV 0.38 33607 FTECO111061823304810 00000 02 01000000 015 03 13870 004



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

6847164942902210075540760000000137515

## ACCOUNT INVOICE

tampaelectric.com



**Account:** 221007554076  
**Statement Date:** 11/06/2019  
**Current month's charges due** 11/27/2019

### Details of Charges – Service from 10/03/2019 to 11/01/2019

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
K31566	11/01/2019	1,271		3		1,268 kWh	1	30 Days
Basic Service Charge								
Energy Charge								
Fuel Charge								
Florida Gross Receipt Tax								
<b>Electric Service Cost</b>								
<b>Other Fees and Charges</b>								
Deposit Payment(Receipt #100001176613*)								
Keep this receipt as proof of payment for deposit								
<b>Total Other Fees and Charges</b>								
							\$0.00	
<b>Total Current Month's Charges</b>								
							<b>\$137.51</b>	

#### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



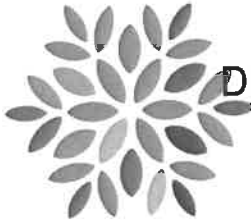
### Important Messages

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\*Oil makes up less than 1%





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 #
10/31/2019	10-101179

Invoice Created By

<b>Bill To</b>
Ventana Community Development District Ventana CDD

<b>Field Mgr/Super:</b>
<b>Ship To</b>
Common Areas, Ponds, Cul de Sacs , Ponds, Cul

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	Pond Bank Maintenance, #MAINT.
Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Mow the fenceline marked in yellow on the attached map at Ventana of Riverview from the currently maintained lots to the yellow stakes marking the edge of the fence line. (Approximately 10') Trim around stakes and poles as needed.		220.00	10/24/2019	220.00

Cornerstone

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

<b>Total</b>	\$220.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$220.00

REVIEWEDdthomas 12/4/2019

539.00  
46.04  
67  
on

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Cornerstone	10 102194	\$ 7,560.00		Pond Mowing - December
Meritus Districts	9536	3,753.68		Management Services - December
<b>Monthly Contract Sub-Total</b>		<b>\$ 11,313.68</b>		
<b>Variable Contract</b>				
Stantec	1591927	\$ 1,068.38		Professional Services - FY20 General Consulting - thru 11/15/19
Straley Robin Vericker	17518	1,075.50		Professional Services - General - thru 09/15/19
<b>Variable Contract Sub-Total</b>		<b>\$ 2,143.88</b>		
<b>Utilities</b>				
Tampa Electric	221006978276 120619	\$ 70.28		Electric Service - thru 12/04/19
Tampa Electric	221007554076 120619	241.23	<b>\$ 311.51</b>	Electric Service - thru 12/04/19
<b>Utilities Sub-Total</b>		<b>\$ 311.51</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 13,769.07</b>		

Approved (with any necessary revisions noted):

# Ventana Community Development District Summary of Operations and Maintenance Invoices

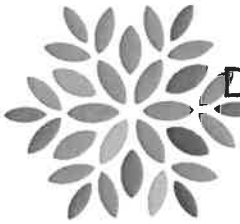
Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



## Tree Farm 2, Inc.

### DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

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

AR@CornerstoneSolutionsGroup.com

Tax ID: 61-1632592

www.CornerstoneSolutionsGroup.com

## Invoice

Date	Invoice #
11/6/2019	10-102194

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	Pond Mowing for December			2,310.00	12/01/2019	2,310.00	
1	December billing for Ventana- Common Areas, Ponds, Cul de Sacs maintenance			5,250.00	12/01/2019	5,250.00	
<div>Cornerstone</div>							
Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.					Total		\$7,560.00
					Payments/Credits		\$0.00
					Balance Due		\$7,560.00

53900  
ON 70 4654

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

# INVOICE

Invoice Number: 9536  
Invoice Date: Dec 1, 2019  
Page: 1

<b>Bill To:</b>
Ventana CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

**Ship to:**

Customer ID	Customer PO	Payment Terms	
Ventana CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		12/1/19

[illegible]

Subtotal	3,753.68
Sales Tax	
Total Invoice Amount	3,753.68
Payment/Credit Applied	
<b>TOTAL</b>	<b>3,753.68</b>

SN

REVIEWED dthomas 12/2/2019



## INVOICE

Page 1 of 1

Invoice Number 1591927  
Invoice Date November 25, 2019  
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

**November 15, 2019**

Current Invoice Total (USD)

1,068.38

Process requisitions; 2020 admin.

**Top Task 2020 2020 FY General Consulting****Professional Services**

Billing Level		Current Hours	Rate	Current Amount
Level 05	Nurse, Vanessa M	3.00	116.00	348.00
Level 13	Stewart, Tonja L	4.00	175.00	700.00
<b>Subtotal Professional Services</b>		<b>7.00</b>		<b>1,048.00</b>

Top Task Subtotal	2020 FY General Consulting	1,048.00
-------------------	----------------------------	----------

**Top Task 900 Reimbursables****Disbursements**

Direct - Postage & Courier	20.38
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<b>Subtotal Disbursements</b>	<b>20.38</b>
-------------------------------	--------------

Top Task Subtotal	Reimbursables	20.38
-------------------	---------------	-------

**Total Fees & Disbursements**

1,068.38

**INVOICE TOTAL (USD)****1,068.38****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](mailto:Summer.Fillinger@Stantec.com)**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***

Thank you.

**Received****DEC 02 2019**

51300  
3103  
72  
SM



## 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

September 20, 2019  
Client: 001470  
Matter: 000001  
Invoice #: 17518

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2019

### SERVICES

Date	Person	Description of Services	Hours	
8/21/2019	VKB	REVIEW AGENDA PACKAGE; TELECONFERENCE WITH N. HICKS RE: UPCOMING BOARD MEETING.	0.2	
8/22/2019	VKB	PREPARE FOR AND ATTEND BOARD MEETING AND PUBLIC HEARINGS.	0.3	
8/26/2019	JMV	REVIEW EMAIL FROM N. DISTER; REVIEW INDENTURES; PREPARE RESOLUTION.	2.1	
8/26/2019	LB	OFFICE CONFERENCE WITH J. VERICKER RE PLATS AND DEEDS TO THE DISTRICT; RESEARCH PUBLIC RECORDS RE STATUS OF PLATTING AND DEEDED TRACTS TO THE DISTRICT; REVIEW EMAIL FROM N. DISTER RE SAME.	0.7	
8/30/2019	VKB	REVIEW AND REVISE RESOLUTION AUTHORIZING DISTRICT MANAGER TO SEND LETTER TO TRUSTEE RE: SATISFACTION OF RESERVE ACCOUNT REDUCTION REQUIREMENTS.	0.7	
Total Professional Services			4.0	\$1,075.50

### PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	2.1	\$640.50
VKB	Vivek K. Babbar	1.2	\$330.00
LB	Lynn Butler	0.7	\$105.00

September 20, 2019  
Client: 001470  
Matter: 000001  
Invoice #: 17518

Page: 2

Total Services	\$1,075.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,075.50

**PAY THIS AMOUNT**

**\$1,075.50**

51400  
3107  
R

***Please Include Invoice Number on all Correspondence***

Statement Date: 12/06/2019  
Account: 221006978276

VENTANA COMMUNITY DEVELOPMENT DISTRICT  
11002 FERN HILL DR  
RIVERVIEW, FL 33578

Current month's charges:	\$70.28
Total amount due:	\$70.28
Payment Due By:	12/27/2019

**Your Account Summary**

Previous Amount Due	\$46.55
Payment(s) Received Since Last Statement	-\$46.55
<b>Current Month's Charges</b>	<b>\$70.28</b>
<b>Total Amount Due</b>	<b>\$70.28</b>

**Help neighbors in need  
this holiday season.**



Our Share program makes it easy for you to help customers in need pay their electric and/or natural gas bills.  
Visit [tampaelectric.com/share](http://tampaelectric.com/share) and [peoplesgas.com/share](http://peoplesgas.com/share) to learn more.

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



**We're shedding new light on dark winter nights.**

**New LED lighting will bring:**

- **Energy savings** – up to 60% more efficient
- **Performance** – longer life and superior lighting
- **Safety** – wide, consistent light pattern improves visibility

Visit [tampaelectric.com/newLEDs](http://tampaelectric.com/newLEDs) to learn more about the benefits and when we'll be in a neighborhood near you.

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



See reverse side for more information

Account: 221006978276

Current month's charges:	\$70.28
Total amount due:	\$70.28
Payment Due By:	12/27/2019

**Amount Enclosed** \$

683481945101

00006737 02 AV 0.38 33607 FTECO112061923341310 00000 02 01000000 015 03 13645 004



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



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

**Received**

DEC 11 2019

6834819451012210069782760000000070288

Account: **221006978276**  
Statement Date: **12/06/2019**  
Current month's charges due **12/27/2019**

## Details of Charges – Service from 11/02/2019 to 12/04/2019

Service for: 11002 FERN HILL DR, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C58715	12/04/2019	1,680		1,129		551 kWh	1	33 Days

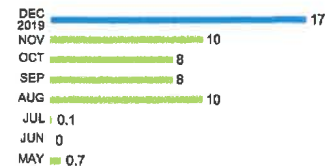
Basic Service Charge		\$18.14
Energy Charge	551 kWh @ \$0.05916/kWh	\$32.60
Fuel Charge	551 kWh @ \$0.03227/kWh	\$17.78
Florida Gross Receipt Tax		\$1.76
<b>Electric Service Cost</b>		<b>\$70.28</b>

**Total Current Month's Charges**

**\$70.28**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



## Important Messages

### Warmest wishes from our family to yours

All of us at Tampa Electric wish you a wonderful holiday season and a very happy new year. We're proud to provide you with the safe, reliable and affordable energy that fuels your life.

### Good news! Look for a credit on your next bill.

The credit will be based upon your usage, but figure about \$9 if you average 1,000 kilowatt-hours a month. After recovering costs of restoring power for Hurricane Irma and other storms, Tampa Electric still had savings from a recent federal tax law change – this credit is returning these savings back to customers. The credit was proposed by Tampa Electric, approved by the Florida Public Service Commission and supported by Florida's Office of Public Counsel, the Florida Industrial Power Users Group and the Florida Retail Federation.



Statement Date: 12/06/2019

Account: 221007554076

VENTANA COMMUNITY DEVELOPMENT DISTRICT  
10370 SYMMES RD  
RIVERVIEW, FL 33578

Current month's charges:	\$241.23
Total amount due:	\$241.23
Payment Due By:	12/27/2019

## Your Account Summary

Previous Amount Due	\$137.51
Payment(s) Received Since Last Statement	-\$137.51
<b>Current Month's Charges</b>	<b>\$241.23</b>
<b>Total Amount Due</b>	<b>\$241.23</b>

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this holiday season.**



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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007554076

Current month's charges:	\$241.23
Total amount due:	\$241.23
Payment Due By:	12/27/2019

**Amount Enclosed** \$

668667152524



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

6686671525242210075540760000000241234


**Account:** 221007554076  
**Statement Date:** 12/06/2019  
**Current month's charges due** 12/27/2019

**Details of Charges – Service from 11/02/2019 to 12/04/2019**

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
K31566	12/04/2019	3,645		1,271		2,374 kWh	1	33 Days
Basic Service Charge						\$18.14	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average) 	
Energy Charge						2,374 kWh @ \$0.05916/kWh \$140.45		
Fuel Charge						2,374 kWh @ \$0.03227/kWh \$76.61		
Florida Gross Receipt Tax						\$6.03		
<b>Electric Service Cost</b>						<b>\$241.23</b>		
<b>Total Current Month's Charges</b>						<b>\$241.23</b>		

**Important Messages**
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## Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Cornerstone	10 102933	\$ 7,560.00		Pond Mowing - January
First Choice Aquatic Weed Management, LLC	42814	826.00		Waterway Service - December
Meritus Districts	9496	3,762.60		Management Services - January
<b>Monthly Contract Sub-Total</b>		<b>\$ 12,148.60</b>		
<b>Variable Contract</b>				
Straley Robin Vericker	17811	\$ 80.75		Professional Services - General - thru 12/15/19
Straley Robin Vericker	17935	962.85	<b>\$ 1,043.60</b>	Professional Services - General - thru 01/15/20
<b>Variable Contract Sub-Total</b>		<b>\$ 1,043.60</b>		
<b>Utilities</b>				
Tampa Electric	221006978276 010820	\$ 72.28		Electric Service - thru 01/03/20
Tampa Electric	221007554076 010820	195.93	<b>\$ 268.21</b>	Electric Service - thru 01/03/20
<b>Utilities Sub-Total</b>		<b>\$ 268.21</b>		
<b>Regular Services</b>				
ADA Site Compliance	866	\$ 1,500.00		Website Accessibility & Compliance - 09/28/19
Tampa Bay Times	50612 011020	394.00		Notice of Expansion (2 of 4) - 01/10/20
Tampa Bay Times	50612 011720	390.00	<b>\$ 784.00</b>	Notice of Expansion (3 of 4) - 01/17/20
<b>Regular Services Sub-Total</b>		<b>\$ 2,284.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		

# Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>TOTAL:</b>		<b>\$ 15,744.41</b>		

**Approved (with any necessary revisions noted):**

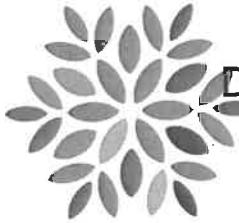
Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary





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 #
01/01/2020	10-102933

Invoice Created By

<b>Bill To</b>
Ventana Community Development District Ventana CDD

<b>Field Mgr/Super:</b>	
<b>Ship To</b>	
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	Pond Mowing for January 2020		2,310.00	12/01/2019	2,310.00
1	January 2020 billing for Ventana- Common Areas, Ponds, Cul de Sacs maintenance		5,250.00	12/01/2019	5,250.00

Cornerstone

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

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

539.00  
81 4604  
15h

53980  
4509  
82  
NSM

## Service Report

Customer: Ventana CDD

Date: 12/19/2019

Technician: Todd

- ☐ New
- ☒ Scheduled Service
- ☒ Trash Pick Up
- ☐ Work Order
- ☐ Removal
- ☐ Follow-up Service

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
All Ponds		✓	✓				✓				N/A	Low	N/A	Good

Comments: THANK YOU! Happy Holidays :-)

## First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A  
Orlando, FL 32809  
800-543-6694

- Algae and Aquatic Weed Control
- Wetland Restoration and Management
- Native Plantings
- Physical Weed Removals
- Fish Stocking & Custom Barriers



Creating a balance  
with nature

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

# INVOICE

Invoice Number: 9496  
Invoice Date: Jan 1, 2020  
Page: 1

**Bill To:**

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

**Ship to:**

Customer ID	Customer PO	Payment Terms	
Ventana CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		1/1/20

[illegible]

Subtotal	3,762.60
Sales Tax	
Total Invoice Amount	3,762.60
Payment/Credit Applied	
<b>TOTAL</b>	<b>3,762.60</b>

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

December 19, 2019  
Client: 001470  
Matter: 000001  
Invoice #: 17811

Page: 1

RE: General

For Professional Services Rendered Through December 15, 2019

## SERVICES

Date	Person	Description of Services	Hours	
11/25/2019	JMV	REVIEW EMAIL FROM B. CRUTCHFIELD.	0.1	
12/12/2019	LB	EMAILS TO AND FROM B. CRUTCHFIELD RE ADOPTION OF RULES OF PROCEDURE AND COPIES OF SAME; UPDATE FILES RE SAME.	0.2	
Total Professional Services			0.3	\$60.50

## PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.1	\$30.50
LB	Lynn Butler	0.2	\$30.00

## DISBURSEMENTS

Date	Description of Disbursements	Amount
12/13/2019	Photocopies (135 @ \$0.15)	\$20.25
Total Disbursements		\$20.25

December 19, 2019  
Client: 001470  
Matter: 000001  
Invoice #: 17811

Page: 2

Total Services	\$60.50	
Total Disbursements	\$20.25	
Total Current Charges		\$80.75

**PAY THIS AMOUNT**

**\$80.75**

*Please Include Invoice Number on all Correspondence*

51400  
3107

86 *AM*

# Straley Robin Vericker

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Tampa, FL 33606

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

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

January 22, 2020

Client: 001470

Matter: 000001

Invoice #: 17935

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2020

## SERVICES

Date	Person	Description of Services	Hours	
12/16/2019	JMV	REVIEW COMMUNICATION FROM A. WOLFE; REVIEW COMMUNICATION FROM HILLSBOROUGH COUNTY RE: CDD EXPANSION PETITION; PREPARE MEMO FOR HILLSBOROUGH COUNTY RE: CDD CONTIGUITY.	2.1	
12/16/2019	LB	REVIEW EMAIL FROM A. WOLFE RE QUESTION OF CONTIGUITY OF EXPANSION PARCEL WITH THE DISTRICT; RESEARCH RE SAME; PREPARE DRAFT MEMORANDUM TO THE COUNTY ATTORNEY RE CONTIGUOUSNESS OF THE EXPANSION PARCEL TO THE CURRENT DISTRICT BOUNDARIES; FINALIZE MEMORANDUM RE SAME; PREPARE EMAIL TO A. WOLFE TRANSMITTING SAME TO SEND TO THE COUNTY ATTORNEY AND COUNTY STAFF.	1.3	
1/5/2020	JMV	PREPARE QUARTERLY DISTRICT COUNSEL BOND DISCLOSURE REPORT.	0.3	
1/9/2020	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2019; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	
Total Professional Services			3.9	\$957.00

## PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	2.4	\$732.00

January 22, 2020

Client: 001470

Matter: 000001

Invoice #: 17935

Page: 2

### PERSON RECAP

Person	Hours	Amount
LB Lynn Butler	1.5	\$225.00

### DISBURSEMENTS

Date	Description of Disbursements	Amount
1/15/2020	Photocopies (39 @ \$0.15)	\$5.85

Total Disbursements	\$5.85
---------------------	--------

Total Services	\$957.00
Total Disbursements	\$5.85
Total Current Charges	\$962.85

<b>PAY THIS AMOUNT</b>	<b>\$962.85</b>
------------------------	-----------------

*Please Include Invoice Number on all Correspondence*

51400  
3107  
DN



Statement Date: 01/08/2020

Account: 221006978276

VENTANA COMMUNITY DEVELOPMENT DISTRICT  
11002 FERN HILL DR  
RIVERVIEW, FL 33578

Current month's charges:	\$74.58
Total amount due:	\$72.28
Payment Due By:	01/29/2020

**Your Account Summary**

Previous Amount Due	\$70.28
Payment(s) Received Since Last Statement	-\$70.28
Miscellaneous Credits	-\$2.30
Credit balance after payments and credits	-\$2.30
<b>Current Month's Charges</b>	<b>\$74.58</b>
<b>Total Amount Due</b>	<b>\$72.28</b>

**Go paperless today!**

It'll be the easiest  
new year's resolution  
you make.

Visit [tecoaccount.com](http://tecoaccount.com)  
to make the switch.



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

Help protect your new electronics with Zap Cap Systems® Premium Service –  
advanced surge protection and back-up power.

Receive **free installation** now through March 31, 2020.

Visit [tampaelectric.com/zapcap](http://tampaelectric.com/zapcap) or call **877 SURGE 22** to learn more and sign up.



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: 221006978276

Current month's charges:	\$74.58
Total amount due:	\$72.28
Payment Due By:	01/29/2020
<b>Amount Enclosed</b>	<b>\$</b>

657556092574

00002995 02 AV 0 38 33607 FTECO101082023452310 00000 02 01000000 008 02 9843 004



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

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



**Account:** 221006978276  
**Statement Date:** 01/08/2020  
**Current month's charges due** 01/29/2020

## Details of Charges – Service from 12/05/2019 to 01/03/2020

Service for: 11002 FERN HILL DR, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C58715	01/03/2020	2,342		1,680		662 kWh	1	30 Days

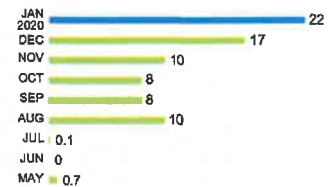
Basic Service Charge		\$18.06
Energy Charge	662 kWh @ \$0.06010/kWh	\$39.79
Fuel Charge	662 kWh @ \$0.03016/kWh	\$19.97
Final Tax Savings Credit		-\$5.10
Florida Gross Receipt Tax		\$1.86
<b>Electric Service Cost</b>		<b>\$74.58</b>

**Total Current Month's Charges**

**\$74.58**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



## Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$2.30

**Total Current Month's Credits**

**-\$2.30**

## Important Messages

### Annual Deposit Interest Credit

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

### You have a credit on this month's bill.

Look for the "Final Tax Saving Credit" line item on this bill. A recent federal tax law change enabled Tampa Electric to use savings to cover the costs of restoring power after Hurricane Irma and several other storms. The credit is from savings that remained after storm costs were paid. We are pleased to pass these savings onto our customers.



### Annual deposit interest

If you have had a cash deposit with us for more than six months, you'll notice an interest credit on this bill. As long as we hold your deposit, we will continue to pay interest annually.

Statement Date: 01/08/2020  
Account: 221007554076

VENTANA COMMUNITY DEVELOPMENT DISTRICT  
10370 SYMMES RD  
RIVERVIEW, FL 33578

Current month's charges:	\$195.93
Total amount due:	\$195.93
Payment Due By:	01/29/2020

## Your Account Summary

Previous Amount Due	\$241.23
Payment(s) Received Since Last Statement	-\$241.23
<b>Current Month's Charges</b>	<b>\$195.93</b>
<b>Total Amount Due</b>	<b>\$195.93</b>

## Go paperless today!

It'll be the easiest  
new year's resolution  
you make.

Visit [tecoaccount.com](http://tecoaccount.com)  
to make the switch.

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

Help protect your new electronics with Zap Cap Systems® Premium Service –  
advanced surge protection and back-up power.

Receive **free installation** now through March 31, 2020.

Visit [tampaelectric.com/zapcap](http://tampaelectric.com/zapcap) or call **877 SURGE 22** to learn more and sign up.



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:	\$195.93
Total amount due:	\$195.93
Payment Due By:	01/29/2020

**Amount Enclosed** \$  
667432599601



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

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

**Account:** 221007554076  
**Statement Date:** 01/08/2020  
**Current month's charges due** 01/29/2020

## Details of Charges – Service from 12/05/2019 to 01/03/2020

Service for: 10370 SYMMES RD, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

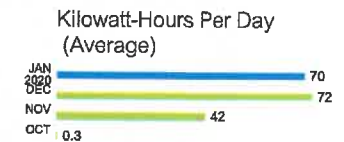
Meter Location: IRR

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K31566	01/03/2020	5,740		3,645		2,095 kWh	1	30 Days

Basic Service Charge		\$18.06
Energy Charge	2,095 kWh @ \$0.06010/kWh	\$125.91
Fuel Charge	2,095 kWh @ \$0.03016/kWh	\$63.19
Final Tax Savings Credit		-\$16.13
Florida Gross Receipt Tax		\$4.90
<b>Electric Service Cost</b>		<b>\$195.93</b>

**Total Current Month's Charges**
**\$195.93**

### Tampa Electric Usage History



## Important Messages

### You have a credit on this month's bill.

Look for the "Final Tax Saving Credit" line item on this bill. A recent federal tax law change enabled Tampa Electric to use savings to cover the costs of restoring power after Hurricane Irma and several other storms. The credit is from savings that remained after storm costs were paid. We are pleased to pass these savings onto our customers.

### Annual deposit interest

If you have had a cash deposit with us for more than six months, you'll notice an interest credit on this bill. As long as we hold your deposit, we will continue to pay interest annually.



**ADA Site Compliance**

6400 Boynton Beach Blvd 742721

Boynton Beach, FL 33474

accounting@adasitecompliance.com

**Invoice****BILL TO**

Ventana CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
866	09/28/2019	\$1,500.00	10/12/2019	Net 14	

DESCRIPTION	AMOUNT
Website Accessibility & Compliance, Compliance Shield, Accessibility Policy, Technological Auditing	1,500.00

**BALANCE DUE****\$1,500.00**

51300  
5103

# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
01/10/20	VENTANA CDD	
Billing Date	Sales Rep	Customer Account
01/10/2020	Deirdre Almeida	99212
Total Amount Due	Ad Number	
\$394.00	0000050612	

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/10/20	01/10/20	0000050612	Times	Comm News	Notice of Expansion AffidavitMaterial	1	2x13.00 IN	\$390.00 \$4.00
2 of 4								
51300 4801 MK								

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

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01/10/2020	Deirdre Almeida	99212
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\$394.00	0000050612	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

Received

JAN 15 2020

REMIT TO:

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

VENTANA CDD

ATTN: MERITUS

2005 PAM AM CIRCLE #300

TAMPA, FL 33607



**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

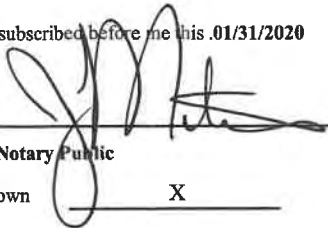
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Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Notice of Expansion** was published in **Tampa Bay Times**: 1/10/20, 1/17/20, 1/24/20, 1/31/20 in said newspaper in the issues of **Tampa Bay Times\Community Newspapers\Brandon**

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



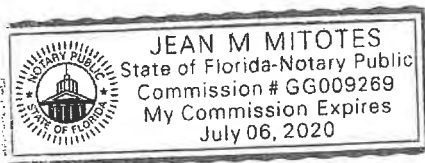
Signature Affiant

Sworn to and subscribed before me this **01/31/2020**


Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced \_\_\_\_\_



## NOTICE OF PUBLIC HEARING

Hillsborough County Board of County Commissioners  
To Consider the  
Expansion of Ventana Community Development District

DATE: February 11, 2020  
TIME: 9:00 a.m.  
LOCATION: Boardroom - 2nd Floor of the Frederick B. Karl County Center 601 E. Kennedy Blvd. Tampa, Florida 33602



## NOTICE OF PUBLIC HEARING

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Hillsborough County Board of County Commissioners beginning at 9:00 a.m., February 11, 2020, in the Boardroom in the Frederick B. Karl County Center, 601 E. Kennedy Blvd., Tampa, Florida 33602, to consider an Ordinance to grant a petition to expand the boundaries of the Ventana Community Development District. The title of the proposed ordinance is as follows:

**AN ORDINANCE AMENDING ORDINANCE NO. 16-6, AS AMENDED BY ORDINANCE NO. 18-10 OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; EXPANDING THE BOUNDARIES OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXPANDED BOUNDARIES OF THE DISTRICT; PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE NO. 16-6, AS AMENDED BY ORDINANCE NO. 18-10 SHALL REMAIN EFFECTIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Currently, the Ventana Community Development District is comprised of approximately 200.24 acres, located in unincorporated Hillsborough County, between Interstate 75 and Highway 301 and north of Symmes Road. The petitioner has proposed to expand the boundaries of the Ventana Community Development District to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012(1), Florida Statutes.

Copies of the petition, the proposed ordinance and department reports are open to public inspection at the Clerk of the Board of County Commissioners of Hillsborough County, 419 Pierce Street, Room 140, Tampa, Florida 33602. All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any person or affected unit of general-purpose local government, who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the Citizens Service Center at (813) 272-5900 or TTY (813) 301-7173, at least forty-eight (48) hours prior to the proceedings..

01/10/2020, 01/17/2020, 01/24/2020, &amp; 01/31/2020

0000050612-01

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tampabay.com

Times Publishing Company

DEPT 3396

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51300 4801								

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DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

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

Received  
JAN 24 2020

REMIT TO:

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



**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

} ss

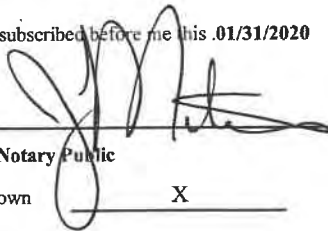
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Signature Affiant

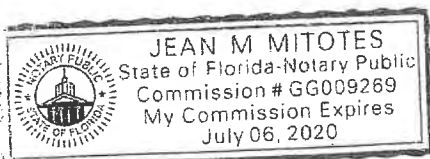
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Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced \_\_\_\_\_



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01/10/2020, 01/17/2020, 01/24/2020, & 01/31/2020

0000050612-01

# Ventana Community Development District

Financial Statements  
(Unaudited)

Period Ending  
January 31, 2020



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

# Ventana CDD

## Balance Sheet

As of 1/31/2020  
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Capital Projects Fund - Series 2018	General Fixed Assets	General Long-Term Debt	Total
<b>Assets</b>						
Cash--Operating Account (Suntrust)	147,966	0	0	0	0	147,966
Investment-Revenue 2018 (6000)	0	649,372	0	0	0	649,372
Investment-Interest 2018 (6001)	0	0	0	0	0	0
Investment-Reserve 2018 (6003)	0	798,863	0	0	0	798,863
Investment-Construction 2018 (6005)	0	0	23	0	0	23
Investment-Amenity 2018 (6006)	0	0	2,213,789	0	0	2,213,789
Investment-Cost of Issuance 2018 (6007)	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid D & O Insurance	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0
Deposits	200	0	0	0	0	200
Construction Work in Progress	0	0	0	11,652,833	0	11,652,833
Amount Avail-Debt Service	0	0	0	0	1,064,825	1,064,825
Amount To Be Provided-Debt Service	0	0	0	0	15,365,175	15,365,175
Other	0	0	0	0	0	0
<b>Total Assets</b>	<b>148,166</b>	<b>1,448,235</b>	<b>2,213,812</b>	<b>11,652,833</b>	<b>16,430,000</b>	<b>31,893,046</b>
<b>Liabilities</b>						
Accounts Payable	2,569	0	0	0	0	2,569
Accounts Payable-Other	0	0	0	0	0	0
Retainage Payable	0	0	49,481	0	0	49,481
Due To Debt Service Fund	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0	0
Revenue Bonds Payable - 2018	0	0	0	0	16,430,000	16,430,000
<b>Total Liabilities</b>	<b>2,569</b>	<b>0</b>	<b>49,481</b>	<b>0</b>	<b>16,430,000</b>	<b>16,482,050</b>
<b>Fund Equity &amp; Other Credits</b>						
Retained Earnings-All Other Reserves	0	1,065,386	4,219,753	0	0	5,285,138
Fund Balance-Unreserved	2,108	0	0	0	0	2,108
Investment in General Fixed Assets	0	0	0	11,652,833	0	11,652,833
Other	143,490	382,849	(2,055,422)	0	0	(1,529,083)
<b>Total Fund Equity &amp; Other Credits</b>	<b>145,597</b>	<b>1,448,235</b>	<b>2,164,331</b>	<b>11,652,833</b>	<b>0</b>	<b>15,410,996</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>148,166</b>	<b>1,448,235</b>	<b>2,213,812</b>	<b>11,652,833</b>	<b>16,430,000</b>	<b>31,893,046</b>

**Ventana CDD**  
**Statement of Revenues & Expenditures**

001 - General Fund  
From 10/1/2019 Through 1/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
O&M Assmts-Tax Roll	208,022	205,626	(2,396)	(1)%
O&M Assmts-Off Roll	132,540	0	(132,540)	(100)%
<b>Total Revenues</b>	<b>340,562</b>	<b>205,626</b>	<b>(134,936)</b>	<b>(40)%</b>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	45,000	15,000	30,000	67 %
District Engineer	3,000	1,068	1,932	64 %
Disclosure Report	4,200	0	4,200	100 %
Trustee Fees	4,300	2,074	2,226	52 %
Auditing Services	5,000	0	5,000	100 %
Postage, Phone, Faxes, Copies	500	22	478	96 %
Public Officials Insurance	1,800	2,250	(450)	(25)%
Legal Advertising	1,500	1,174	326	22 %
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	375	175	200	53 %
Website Maintenance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	7,000	1,574	5,426	78 %
Electric Utility Services				
Electric Utility Services	100,000	785	99,215	99 %
Garbage/Solid Waste Control Services				
Garbage Collection	3,759	0	3,759	100 %
Water-Sewer Combination Services				
Water Utility Services	8,000	0	8,000	100 %
Other Physical Environment				
Property & Casualty Insurance	10,500	2,750	7,750	74 %
Waterway Management Program	15,000	3,304	11,696	78 %
Landscape Maintenance-Contract	96,878	30,460	66,418	69 %
Landscape Maintenance-Other	10,000	0	10,000	100 %
Plant Replacement Program	5,000	0	5,000	100 %
Irrigation Maintenance	5,000	0	5,000	100 %
Pool Maintenance	5,000	0	5,000	100 %
Club Facility Maintenance	7,000	0	7,000	100 %
<b>Total Expenditures</b>	<b>340,562</b>	<b>62,136</b>	<b>278,426</b>	<b>82 %</b>
Excess of Revenues Over (Under) Expenditures	0	143,490	143,490	0 %
<b>Fund Balance, Beginning of Period</b>	<b>0</b>	<b>2,108</b>	<b>2,108</b>	<b>0 %</b>
<b>Fund Balance, End of Period</b>	<b>0</b>	<b>145,597</b>	<b>145,597</b>	<b>0 %</b>

**Ventana CDD**  
**Statement of Revenues & Expenditures**

200 - Debt Service Fund - Series 2018  
From 10/1/2019 Through 1/31/2020  
(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	1,062,256	643,127	(419,129)	(39)%
DS Assmts-Developer	0	145,409	145,409	0 %
Interest Earnings				
Interest Earnings	0	491	491	0 %
Total Revenues	<u>1,062,256</u>	<u>789,027</u>	<u>(273,229)</u>	<u>(26)%</u>
Expenditures				
Debt Service Payments				
Interest	807,256	406,178	401,078	50 %
Principal	<u>255,000</u>	<u>0</u>	<u>255,000</u>	<u>100 %</u>
Total Expenditures	<u>1,062,256</u>	<u>406,178</u>	<u>656,078</u>	<u>62 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>382,849</u>	<u>382,849</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,065,386	1,065,386	0 %
Fund Balance, End of Period	<u>0</u>	<u>1,448,235</u>	<u>1,448,235</u>	<u>0 %</u>

**Ventana CDD**  
**Statement of Revenues & Expenditures**

300 - Capital Projects Fund - Series 2018  
From 10/1/2019 Through 1/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,133	2,133	0 %
Total Revenues	0	2,133	2,133	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	2,057,555	(2,057,555)	0 %
Total Expenditures	0	2,057,555	(2,057,555)	0 %
Excess of Revenues Over (Under) Expenditures	0	(2,055,422)	(2,055,422)	0 %
Fund Balance, Beginning of Period	0	4,219,753	4,219,753	0 %
Fund Balance, End of Period	0	2,164,331	2,164,331	0 %

**Ventana CDD**  
**Statement of Revenues & Expenditures**

900 - General Fixed Assets  
From 10/1/2019 Through 1/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	11,652,833	11,652,833	0 %
Fund Balance, End of Period	<u>0</u>	<u>11,652,833</u>	<u>9,595,279</u>	<u>0 %</u>

Ventana CDD  
Reconcile Cash Accounts

Summary

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

Reconciliation ID: 01/31/20

Reconciliation Date: 1/31/2020

Status: Locked

Bank Balance	156,102.04
Less Outstanding Checks/Vouchers	8,135.80
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	147,966.24
Balance Per Books	<u>147,966.24</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: 01/31/20

Reconciliation Date: 1/31/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1099	1/8/2020	Series 2018 FY20 Tax Dist ID 454	8,027.50	Ventana CDD
1101	1/21/2020	Series 2018 FY20 Tax Dist ID Int	108.30	Ventana CDD
Outstanding Checks/Vouchers			8,135.80	

Ventana CDD  
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 01/31/20

Reconciliation Date: 1/31/2020

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1091	12/12/2019	Series 2018 FY20 Tax Dist ID 451	622,338.62	Ventana CDD
1095	1/2/2020	System Generated Check/Voucher	11,271.53	Meritus Districts
1096	1/9/2020	System Generated Check/Voucher	1,500.00	ADA Site Compliance
1097	1/9/2020	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1098	1/9/2020	System Generated Check/Voucher	80.75	Straley Robin Vericker
1100	1/16/2020	System Generated Check/Voucher	268.21	Tampa Electric
1102	1/23/2020	System Generated Check/Voucher	394.00	Tampa Bay Times
1103	1/23/2020	System Generated Check/Voucher	7,560.00	Cornestone Solution Group
Cleared Checks/Vouchers			644,239.11	

Ventana CDD  
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 01/31/20

Reconciliation Date: 1/31/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR068	1/7/2020	Tax Distribution - 01.07.20	10,594.11
	CR070	1/15/2020	Interest Distribution - 01.15.20	142.92
				<hr/>
Cleared Deposits				10,737.03
				<hr/> <hr/>