

**VENTANA  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGULAR MEETING  
AUGUST 06, 2020**

**VENTANA**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**THURSDAY, AUGUST 06, 2020 AT 2:00 P.M.**  
**CALL IN NUMBER: 1-866-906-9330      ACCESS CODE: 4863181**

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

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

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

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

Dear Board Members:

The Public Hearing & Regular Meeting of the Board of Supervisors of the Ventana Community Development District will be held on **Thursday, August 06, 2020 at 2:00 p.m.** via conference call at the information listed below:

**Conference Call In Number – 1-866-906-9330**

**Participant Access Code – 4863181**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2021 BUDGET**
  - A. Open Public Hearing on Proposed Fiscal Year 2021 Budget
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2020-10; Adopting Fiscal Year 2021 Budget .....Tab 01
  - E. Close Public Hearing on Proposed Fiscal Year 2021 Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2020-11; Levying O&M Assessments.....Tab 02
  - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
  - A. Consideration of Resolution 2020-12; Setting Fiscal Year 2021 Meeting Schedule.....Tab 03
  - B. Acceptance of Financial Report for the Fiscal year Ended September 30, 2019.....Tab 04
  - C. General Matters of the District
- 8. CONSENT AGENDA**
  - A. Consideration of Minutes of the Regular Meeting May 07, 2020.....Tab 05
  - B. Consideration of Operation and Maintenance Expenditures April 2020.....Tab 06
  - C. Consideration of Operation and Maintenance Expenditures May 2020.....Tab 07
  - D. Consideration of Operation and Maintenance Expenditures June 2020.....Tab 08
  - E. Review of Financial Statements Month Ending June 30, 2020..... Tab 09
- 9. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 12. ADJOURNMENT**

*While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so telephonically at 1-866-906-9330, Participant Access Code – 4863181. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance at 813-873-7300 to facilitate the Board's consideration of such questions and comments during the meeting.*

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

Sincerely,  
Debby Nussel  
District Manager

## RESOLUTION 2020-10

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, to the Board of Supervisors (“**Board**”) of the Ventana Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

**WHEREAS**, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

**WHEREAS**, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

#### **Section 1. Budget**

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2019-2020 and/or revised projections for fiscal year 2020-2021.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Ventana Community Development District for the Fiscal Year Beginning October 1,

2020, and Ending September 30, 2021”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of \$1,553,772.00, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ 491,916.00
Total Debt Service Funds	\$1,061,856.00
<b>Total All Funds*</b>	<b>\$1,553,772.00</b>

\*Not inclusive of any collection costs or early payment discounts.

**Section 3. Budget Amendments.** Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

**Section 4. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 6, 2020.**

Attested By:

**Ventana Community  
Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Jeffery S. Hills  
Chair of the Board of Supervisors

**Exhibit A: FY 2020-2021 Adopted Budget**

2021



# VENTANA

COMMUNITY DEVELOPMENT DISTRICT

**FISCAL YEAR 2021**  
FINAL ANNUAL OPERATING BUDGET

**AUGUST 6, 2020**

# VENTANA

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2021 FINAL ANNUAL OPERATING BUDGET

#### TABLE OF CONTENTS

<b><u>SECTION</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>PAGE</u></b>
I.	BUDGET INTRODUCTION .....	1
II.	FISCAL YEAR 2020 BUDGET ANALYSIS .....	2
III.	FINAL OPERATING BUDGET .....	3
IV.	GENERAL FUND 001 DESCRIPTIONS .....	4
V.	DEBT SERVICE FUND .....	7
VI.	SCHEDULE OF ANNUAL ASSESSMENTS .....	9

AUGUST 6, 2020



# VENTANA

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET INTRODUCTION

#### **Background Information**

The Ventana Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2021, which begins on October 1, 2020. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2018 Special Assessment Revenue Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2020 Special Assessment Revenue Bonds

#### **Facilities of the District**

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

#### **Maintenance of the Facilities**

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

# VENTANA

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
<b>Revenues</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Tax Roll	208,022.00	207,354.44	667.56	208,022.00	0.00
Operations & Maintenance Assmts-Off Roll	132,540.00	0.00	0.00	0.00	(132,540.00)
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$340,562.00</b>	<b>\$207,354.44</b>	<b>\$667.56</b>	<b>\$208,022.00</b>	<b>(\$132,540.00)</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	0.00	77,365.00	77,365.00	77,365.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$77,365.00</b>	<b>\$77,365.00</b>	<b>\$77,365.00</b>
<b>TOTAL REVENUES</b>	<b>\$340,562.00</b>	<b>\$207,354.44</b>	<b>\$78,032.56</b>	<b>\$285,387.00</b>	<b>(\$55,175.00)</b>
<b>EXPENDITURES</b>					
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	45,000.00	18,750.00	26,250.00	45,000.00	0.00
District Engineer	3,000.00	2,529.63	970.37	3,500.00	500.00
Disclosure Report	4,200.00	0.00	4,200.00	4,200.00	0.00
Trustee Fees	4,300.00	2,074.21	2,225.79	4,300.00	0.00
Accounting Services	0.00	0.00	9,000.00	9,000.00	9,000.00
Auditing Services	5,000.00	500.00	4,500.00	5,000.00	0.00
Postage, Phone, Faxes, Copies	500.00	24.16	775.84	800.00	300.00
Public Officials Insurance	1,800.00	2,250.00	0.00	2,250.00	450.00
Legal Advertising	1,500.00	2,041.00	959.00	3,000.00	1,500.00
Bank Fees	250.00	0.00	250.00	250.00	0.00
Dues, Licenses, & Fees	375.00	175.00	0.00	175.00	(200.00)
Email Hosting Vendor	0.00	0.00	0.00	0.00	0.00
ADA Website Compliance	0.00	0.00	0.00	0.00	0.00
Website Maintenance	1,500.00	2,125.00	875.00	3,000.00	1,500.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$67,425.00</b>	<b>\$30,469.00</b>	<b>\$50,006.00</b>	<b>\$80,475.00</b>	<b>\$13,050.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	7,000.00	2,765.05	2,234.95	5,000.00	(2,000.00)
<b>TOTAL LEGAL COUNSEL</b>	<b>\$7,000.00</b>	<b>\$2,765.05</b>	<b>\$2,234.95</b>	<b>\$5,000.00</b>	<b>(\$2,000.00)</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	100,000.00	1,146.16	60,853.84	62,000.00	(38,000.00)
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$100,000.00</b>	<b>\$1,146.16</b>	<b>\$60,853.84</b>	<b>\$62,000.00</b>	<b>(\$38,000.00)</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	3,759.00	0.00	1,500.00	1,500.00	(2,259.00)
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$3,759.00</b>	<b>\$0.00</b>	<b>\$1,500.00</b>	<b>\$1,500.00</b>	<b>(\$2,259.00)</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	8,000.00	0.00	2,550.00	2,550.00	(5,450.00)
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$8,000.00</b>	<b>\$0.00</b>	<b>\$2,550.00</b>	<b>\$2,550.00</b>	<b>(\$5,450.00)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Property & Casualty Insurance	10,500.00	2,750.00	0.00	2,750.00	(7,750.00)
Aquatic Management Contract	15,000.00	4,130.00	5,782.00	9,912.00	(5,088.00)
Pond Repair	0.00	0.00	0.00	0.00	0.00
Aquatic Plantings	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance-Contract	96,878.00	38,020.00	75,980.00	114,000.00	17,122.00
Mulch/Tree Trimming	10,000.00	0.00	0.00	0.00	(10,000.00)
Plant Replacement & Annuals	5,000.00	0.00	0.00	0.00	(5,000.00)
Irrigation Maintenance	5,000.00	0.00	1,500.00	1,500.00	(3,500.00)
Entry & Wall Maintenance	0.00	0.00	0.00	0.00	0.00
Pool Maintenance - Contract	5,000.00	0.00	3,600.00	3,600.00	(1,400.00)
Pool Repairs	0.00	0.00	0.00	0.00	0.00
Amenity Center Facility Maintenance	7,000.00	0.00	2,100.00	2,100.00	(4,900.00)
Amenity Center Cleaning & Supplies	0.00	0.00	0.00	0.00	0.00
Amenity Center Pest Control	0.00	0.00	0.00	0.00	0.00
Onsite Staffing	0.00	0.00	0.00	0.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$154,378.00</b>	<b>\$44,900.00</b>	<b>\$88,962.00</b>	<b>\$133,862.00</b>	<b>(\$20,516.00)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$340,562.00</b>	<b>\$79,280.21</b>	<b>\$206,106.79</b>	<b>\$285,387.00</b>	<b>(\$55,175.00)</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>0.00</b>	<b>128,074.23</b>	<b>(128,074.23)</b>	<b>0.00</b>	<b>0.00</b>

## FISCAL YEAR 2020 BUDGET ANALYSIS

# VENTANA

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Final Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
<b>Revenues</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Tax Roll	208,022.00	208,022.00	0.00	452,454.97	244,432.97
Operations & Maintenance Assmts-Off Roll	132,540.00	0.00	(132,540.00)	0.00	(132,540.00)
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$340,562.00</b>	<b>\$208,022.00</b>	<b>(\$132,540.00)</b>	<b>\$452,454.97</b>	<b>\$111,892.97</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	77,365.00	77,365.00	39,461.03	39,461.03
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$0.00</b>	<b>\$77,365.00</b>	<b>\$77,365.00</b>	<b>\$39,461.03</b>	<b>\$39,461.03</b>
<b>TOTAL REVENUES</b>	<b>\$340,562.00</b>	<b>\$285,387.00</b>	<b>(\$55,175.00)</b>	<b>\$491,916.00</b>	<b>\$151,354.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	0.00	0.00	0.00	4,000.00	4,000.00
<b>TOTAL LEGISLATIVE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,000.00</b>	<b>\$4,000.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	45,000.00	45,000.00	0.00	45,000.00	0.00
District Engineer	3,000.00	3,500.00	500.00	3,000.00	0.00
Disclosure Report	4,200.00	4,200.00	0.00	8,400.00	4,200.00
Trustee Fees	4,300.00	4,300.00	0.00	8,000.00	3,700.00
Accounting Services	0.00	9,000.00	9,000.00	4,500.00	4,500.00
Auditing Services	5,000.00	5,000.00	0.00	6,500.00	1,500.00
Postage, Phone, Faxes, Copies	500.00	800.00	300.00	500.00	0.00
Public Officials Insurance	1,800.00	2,250.00	450.00	2,475.00	675.00
Legal Advertising	1,500.00	3,000.00	1,500.00	2,200.00	700.00
Bank Fees	250.00	250.00	0.00	250.00	0.00
Dues, Licenses, & Fees	375.00	175.00	(200.00)	175.00	(200.00)
Email Hosting Vendor	0.00	0.00	0.00	600.00	600.00
ADA Website Compliance	0.00	0.00	0.00	1,500.00	1,500.00
Website Maintenance	1,500.00	3,000.00	1,500.00	1,500.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$67,425.00</b>	<b>\$80,475.00</b>	<b>\$13,050.00</b>	<b>\$84,600.00</b>	<b>\$17,175.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	7,000.00	5,000.00	(2,000.00)	7,000.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>\$7,000.00</b>	<b>\$5,000.00</b>	<b>(\$2,000.00)</b>	<b>\$7,000.00</b>	<b>\$0.00</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	100,000.00	62,000.00	(38,000.00)	100,000.00	0.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$100,000.00</b>	<b>\$62,000.00</b>	<b>(\$38,000.00)</b>	<b>\$100,000.00</b>	<b>\$0.00</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	3,759.00	1,500.00	(2,259.00)	5,700.00	1,941.00
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$3,759.00</b>	<b>\$1,500.00</b>	<b>(\$2,259.00)</b>	<b>\$5,700.00</b>	<b>\$1,941.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	8,000.00	2,550.00	(5,450.00)	10,000.00	2,000.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$8,000.00</b>	<b>\$2,550.00</b>	<b>(\$5,450.00)</b>	<b>\$10,000.00</b>	<b>\$2,000.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Property & Casualty Insurance	10,500.00	2,750.00	(7,750.00)	12,000.00	1,500.00
Aquatic Management Contract	15,000.00	9,912.00	(5,088.00)	9,912.00	(5,088.00)
Pond Repair	0.00	0.00	0.00	0.00	0.00
Waterway Improvements & Repairs	0.00	0.00	0.00	1,000.00	1,000.00
Landscape Maintenance-Contract	96,878.00	114,000.00	17,122.00	171,104.00	74,226.00
Mulch/Tree Trimming	10,000.00	0.00	(10,000.00)	23,000.00	13,000.00
Plant Replacement & Annuals	5,000.00	0.00	(5,000.00)	10,000.00	5,000.00
Irrigation Maintenance	5,000.00	1,500.00	(3,500.00)	5,000.00	0.00
Entry & Wall Maintenance	0.00	0.00	0.00	1,500.00	1,500.00
Pool Maintenance - Contract	5,000.00	3,600.00	(1,400.00)	14,400.00	9,400.00
Pool Repairs	0.00	0.00	0.00	1,000.00	1,000.00
Amenity Center Facility Maintenance	7,000.00	2,100.00	(4,900.00)	5,000.00	(2,000.00)
Amenity Center Cleaning & Supplies	0.00	0.00	0.00	5,500.00	5,500.00
Amenity Center Pest Control	0.00	0.00	0.00	1,200.00	1,200.00
Onsite Staffing	0.00	0.00	0.00	20,000.00	20,000.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$154,378.00</b>	<b>\$133,862.00</b>	<b>(\$20,516.00)</b>	<b>\$280,616.00</b>	<b>\$126,238.00</b>
<b>TOTAL EXPENDITURES</b>	<b>340,562.00</b>	<b>285,387.00</b>	<b>(55,175.00)</b>	<b>491,916.00</b>	<b>151,354.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>				<b>0.00</b>	<b>0.00</b>

**FISCAL YEAR 2021**  
FINAL ANNUAL OPERATING BUDGET

# VENTANA

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Financial & Administrative**

##### **District Manager**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

##### **District Engineer**

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

##### **Disclosure Reporting**

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

##### **Trustees Fees**

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

##### **Auditing Services**

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

##### **Postage, Phone, Fax, Copies**

This item refers to the cost of materials and service to produce agendas and conduct day- to-day business of the District.

##### **Miscellaneous Administration**

This is required of the District to store its official records.

##### **Public Officials Insurance**

The District carries Public Officials Liability in the amount of \$1,000,000.

##### **Legal Advertising**

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

##### **Bank Fees**

The District operates a checking account for expenditures and receipts.

##### **Dues, Licenses & Fees**

The District is required to file with the County and State each year.

##### **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

# VENTANA

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Investment Reporting Fees**

This is to provide an investment report to the District on a quarterly basis.

#### **Office Supplies**

Cost of daily supplies required by the District to facilitate operations.

#### **Technology Services**

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

#### **Website Administration**

This is for maintenance and administration of the District's official website.

#### **Capital Outlay**

This is to purchase new equipment as required.

### **Legal Counsel**

#### **District Counsel**

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

### **Electric Utility Services**

#### **Electric Utility Services**

This item is for street lights, pool, recreation facility and other common element

### **Garbage/Solid Waste Control Services**

#### **Garbage Collection**

This item is for pick up at the recreation facility and parks as needed.

### **Water-Sewer Combination Services**

#### **Water Utility Services**

This item is for the potable and non-potable water used for irrigation.

### **Other Physical Environment**

#### **Waterway Management System**

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

#### **Property & Casualty Insurance**

The District carries \$1,000,000 in general liability and also has sovereign immunity.

#### **Entry & Walls Maintenance**

This item is for maintaining the main entry feature and other common area walls.

#### **Landscape Maintenance**

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

# VENTANA

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Miscellaneous Landscape**

This item is for any unforeseen circumstances that may affect the appearance of the landscape program.

#### **Plant Replacement Program**

This item is for landscape items that may need to be replaced during the year.

#### **Property Taxes**

This item is for property taxes assessed to lands within the District.

#### **Irrigation Maintenance**

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

#### **Pool Maintenance**

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

#### **Clubhouse Maintenance**

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

# VENTANA

COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND SERIES 2018

### REVENUES

CDD Debt Service Assessments	\$	1,061,856
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>1,061,856</b>

### EXPENDITURES

Series 2018 May Bond Principal Payment	\$	265,000
Series 2018 May Bond Interest Payment	\$	401,078
Series 2018 November Bond Interest Payment	\$	395,778
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>1,061,856</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	16,175,000
Principal Payment Applied Toward Series 2018 Bonds	\$	265,000
<b>Bonds Outstanding - Period Ending 11/1/2021</b>	<b>\$</b>	<b>15,910,000</b>

# VENTANA

COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND SERIES 2020

### REVENUES

CDD Debt Service Assessments	\$	-
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>-</b>

### EXPENDITURES

Series 2020 May Bond Principal Payment	\$	-
Series 2020 May Bond Interest Payment	\$	-
Series 2020 November Bond Interest Payment	\$	-
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>-</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	-
Principal Payment Applied Toward Series 2020 Bonds	\$	-
<b>Bonds Outstanding - Period Ending 11/1/2021</b>	<b>\$</b>	<b>-</b>

Debt Service obligation to be determined upon the Bonds debt issuance



# VENTANA

## COMMUNITY DEVELOPMENT DISTRICT

### SCHEDULE OF ANNUAL ASSESSMENTS

			Fiscal Year 2020			Fiscal Year 2021			Total Increase / (Decrease) in Annual Assmt
Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2020 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2021 Total Assessment	
SERIES 2018 - Phases 1,2,3									
Single Family 40'	1.00	211	\$1,251.06	\$400.00	\$1,651.06	\$1,251.06	\$531.42	\$1,782.48	\$131.42
Single Family 50'	1.25	281	\$1,563.83	\$500.00	\$2,063.83	\$1,563.83	\$664.28	\$2,228.11	\$164.28
Single Family 60'	1.50	229	\$1,876.60	\$600.00	\$2,476.60	\$1,876.60	\$797.13	\$2,673.73	\$197.13
Subtotal	721								
SERIES 2020 (Pending Issuance)									
Single Family 40'	1.00	79					\$531.42	\$531.42	
Subtotal	79								
TOTAL		800							

<sup>(1)</sup> Annual assessments are adjusted for the County collection costs and statutory early payment discount.

**FISCAL YEAR 2021**  
FINAL ANNUAL OPERATING BUDGET

## RESOLUTION 2020-11

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Ventana Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is located in Hillsborough County, Florida (“**County**”);

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2020-2021 attached hereto as **Exhibit A (“FY 2020-2021 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2020-2021 Budget;

**WHEREAS**, the provision of the activities described in the FY 2020-2021 Budget is a benefit to lands within the District;

**WHEREAS**, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

**WHEREAS**, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on

all assessable lands in the amount contained for each parcel's portion of the FY 2020-2021 Budget ("**O&M Assessments**");

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2020-2021 Budget;

**WHEREAS**, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

**WHEREAS**, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law; and

**WHEREAS**, Balm Grove, LLC, a Florida limited liability company ("**Developer**"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) up to \$39,461.03 of the FY 2020-2021 Budget as shown in the revenues line item of the FY 2020-2021 Budget pursuant to a budget funding agreement.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2020-2021 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2020-2021 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2020-2021 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

**b. Direct Bill for Certain Debt Assessments.**

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. Debt Assessments directly collected by the District are due in full on November 1, 2020; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
  1. 50% due no later than November 1, 2020
  2. 25% due no later than February 1, 2021
  3. 25% due no later than May 1, 2021
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2020-2021 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

**c. Direct Bill for Certain O&M Assessments.**

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2020; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
  1. 50% due no later than December 1, 2020
  2. 25% due no later than February 1, 2021
  3. 25% due no later than April 1, 2021
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**Section 4. Certification of Assessment Roll.** The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

**Section 5. Assessment Roll Amendment.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**Section 7. Procedural Irregularities.** Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

**Section 8. Approving the Form of a Budget Funding Agreement with Developer.** The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

**Section 9. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**Section 10. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 6, 2020.**

Attested By:

**Ventana Community  
Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Jeffery S. Hills  
Chair of the Board of Supervisors

**Exhibit A: FY 2020-2021 Budget**

**Exhibit B: Form of Budget Funding Agreement with Developer**

2021



# VENTANA

COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2021

FINAL ANNUAL OPERATING BUDGET

AUGUST 6, 2020

# VENTANA

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2021 FINAL ANNUAL OPERATING BUDGET

#### TABLE OF CONTENTS

<b><u>SECTION</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>PAGE</u></b>
I.	BUDGET INTRODUCTION .....	1
II.	FISCAL YEAR 2020 BUDGET ANALYSIS .....	2
III.	FINAL OPERATING BUDGET .....	3
IV.	GENERAL FUND 001 DESCRIPTIONS .....	4
V.	DEBT SERVICE FUND .....	7
VI.	SCHEDULE OF ANNUAL ASSESSMENTS .....	9

AUGUST 6, 2020



# VENTANA

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET INTRODUCTION

#### **Background Information**

The Ventana Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2021, which begins on October 1, 2020. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2018 Special Assessment Revenue Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2020 Special Assessment Revenue Bonds

#### **Facilities of the District**

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

#### **Maintenance of the Facilities**

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

# VENTANA

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
<b>Revenues</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Tax Roll	208,022.00	207,354.44	667.56	208,022.00	0.00
Operations & Maintenance Assmts-Off Roll	132,540.00	0.00	0.00	0.00	(132,540.00)
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$340,562.00</b>	<b>\$207,354.44</b>	<b>\$667.56</b>	<b>\$208,022.00</b>	<b>(\$132,540.00)</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	0.00	77,365.00	77,365.00	77,365.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$77,365.00</b>	<b>\$77,365.00</b>	<b>\$77,365.00</b>
<b>TOTAL REVENUES</b>	<b>\$340,562.00</b>	<b>\$207,354.44</b>	<b>\$78,032.56</b>	<b>\$285,387.00</b>	<b>(\$55,175.00)</b>
<b>EXPENDITURES</b>					
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	45,000.00	18,750.00	26,250.00	45,000.00	0.00
District Engineer	3,000.00	2,529.63	970.37	3,500.00	500.00
Disclosure Report	4,200.00	0.00	4,200.00	4,200.00	0.00
Trustee Fees	4,300.00	2,074.21	2,225.79	4,300.00	0.00
Accounting Services	0.00	0.00	9,000.00	9,000.00	9,000.00
Auditing Services	5,000.00	500.00	4,500.00	5,000.00	0.00
Postage, Phone, Faxes, Copies	500.00	24.16	775.84	800.00	300.00
Public Officials Insurance	1,800.00	2,250.00	0.00	2,250.00	450.00
Legal Advertising	1,500.00	2,041.00	959.00	3,000.00	1,500.00
Bank Fees	250.00	0.00	250.00	250.00	0.00
Dues, Licenses, & Fees	375.00	175.00	0.00	175.00	(200.00)
Email Hosting Vendor	0.00	0.00	0.00	0.00	0.00
ADA Website Compliance	0.00	0.00	0.00	0.00	0.00
Website Maintenance	1,500.00	2,125.00	875.00	3,000.00	1,500.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$67,425.00</b>	<b>\$30,469.00</b>	<b>\$50,006.00</b>	<b>\$80,475.00</b>	<b>\$13,050.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	7,000.00	2,765.05	2,234.95	5,000.00	(2,000.00)
<b>TOTAL LEGAL COUNSEL</b>	<b>\$7,000.00</b>	<b>\$2,765.05</b>	<b>\$2,234.95</b>	<b>\$5,000.00</b>	<b>(\$2,000.00)</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	100,000.00	1,146.16	60,853.84	62,000.00	(38,000.00)
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$100,000.00</b>	<b>\$1,146.16</b>	<b>\$60,853.84</b>	<b>\$62,000.00</b>	<b>(\$38,000.00)</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	3,759.00	0.00	1,500.00	1,500.00	(2,259.00)
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$3,759.00</b>	<b>\$0.00</b>	<b>\$1,500.00</b>	<b>\$1,500.00</b>	<b>(\$2,259.00)</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	8,000.00	0.00	2,550.00	2,550.00	(5,450.00)
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$8,000.00</b>	<b>\$0.00</b>	<b>\$2,550.00</b>	<b>\$2,550.00</b>	<b>(\$5,450.00)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Property & Casualty Insurance	10,500.00	2,750.00	0.00	2,750.00	(7,750.00)
Aquatic Management Contract	15,000.00	4,130.00	5,782.00	9,912.00	(5,088.00)
Pond Repair	0.00	0.00	0.00	0.00	0.00
Aquatic Plantings	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance-Contract	96,878.00	38,020.00	75,980.00	114,000.00	17,122.00
Mulch/Tree Trimming	10,000.00	0.00	0.00	0.00	(10,000.00)
Plant Replacement & Annuals	5,000.00	0.00	0.00	0.00	(5,000.00)
Irrigation Maintenance	5,000.00	0.00	1,500.00	1,500.00	(3,500.00)
Entry & Wall Maintenance	0.00	0.00	0.00	0.00	0.00
Pool Maintenance - Contract	5,000.00	0.00	3,600.00	3,600.00	(1,400.00)
Pool Repairs	0.00	0.00	0.00	0.00	0.00
Amenity Center Facility Maintenance	7,000.00	0.00	2,100.00	2,100.00	(4,900.00)
Amenity Center Cleaning & Supplies	0.00	0.00	0.00	0.00	0.00
Amenity Center Pest Control	0.00	0.00	0.00	0.00	0.00
Onsite Staffing	0.00	0.00	0.00	0.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$154,378.00</b>	<b>\$44,900.00</b>	<b>\$88,962.00</b>	<b>\$133,862.00</b>	<b>(\$20,516.00)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$340,562.00</b>	<b>\$79,280.21</b>	<b>\$206,106.79</b>	<b>\$285,387.00</b>	<b>(\$55,175.00)</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>0.00</b>	<b>128,074.23</b>	<b>(128,074.23)</b>	<b>0.00</b>	<b>0.00</b>

## FISCAL YEAR 2020 BUDGET ANALYSIS

# VENTANA

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Final Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
<b>Revenues</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Tax Roll	208,022.00	208,022.00	0.00	452,454.97	244,432.97
Operations & Maintenance Assmts-Off Roll	132,540.00	0.00	(132,540.00)	0.00	(132,540.00)
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$340,562.00</b>	<b>\$208,022.00</b>	<b>(\$132,540.00)</b>	<b>\$452,454.97</b>	<b>\$111,892.97</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	77,365.00	77,365.00	39,461.03	39,461.03
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$0.00</b>	<b>\$77,365.00</b>	<b>\$77,365.00</b>	<b>\$39,461.03</b>	<b>\$39,461.03</b>
<b>TOTAL REVENUES</b>	<b>\$340,562.00</b>	<b>\$285,387.00</b>	<b>(\$55,175.00)</b>	<b>\$491,916.00</b>	<b>\$151,354.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	0.00	0.00	0.00	4,000.00	4,000.00
<b>TOTAL LEGISLATIVE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,000.00</b>	<b>\$4,000.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	45,000.00	45,000.00	0.00	45,000.00	0.00
District Engineer	3,000.00	3,500.00	500.00	3,000.00	0.00
Disclosure Report	4,200.00	4,200.00	0.00	8,400.00	4,200.00
Trustee Fees	4,300.00	4,300.00	0.00	8,000.00	3,700.00
Accounting Services	0.00	9,000.00	9,000.00	4,500.00	4,500.00
Auditing Services	5,000.00	5,000.00	0.00	6,500.00	1,500.00
Postage, Phone, Faxes, Copies	500.00	800.00	300.00	500.00	0.00
Public Officials Insurance	1,800.00	2,250.00	450.00	2,475.00	675.00
Legal Advertising	1,500.00	3,000.00	1,500.00	2,200.00	700.00
Bank Fees	250.00	250.00	0.00	250.00	0.00
Dues, Licenses, & Fees	375.00	175.00	(200.00)	175.00	(200.00)
Email Hosting Vendor	0.00	0.00	0.00	600.00	600.00
ADA Website Compliance	0.00	0.00	0.00	1,500.00	1,500.00
Website Maintenance	1,500.00	3,000.00	1,500.00	1,500.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$67,425.00</b>	<b>\$80,475.00</b>	<b>\$13,050.00</b>	<b>\$84,600.00</b>	<b>\$17,175.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	7,000.00	5,000.00	(2,000.00)	7,000.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>\$7,000.00</b>	<b>\$5,000.00</b>	<b>(\$2,000.00)</b>	<b>\$7,000.00</b>	<b>\$0.00</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	100,000.00	62,000.00	(38,000.00)	100,000.00	0.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$100,000.00</b>	<b>\$62,000.00</b>	<b>(\$38,000.00)</b>	<b>\$100,000.00</b>	<b>\$0.00</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	3,759.00	1,500.00	(2,259.00)	5,700.00	1,941.00
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$3,759.00</b>	<b>\$1,500.00</b>	<b>(\$2,259.00)</b>	<b>\$5,700.00</b>	<b>\$1,941.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	8,000.00	2,550.00	(5,450.00)	10,000.00	2,000.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$8,000.00</b>	<b>\$2,550.00</b>	<b>(\$5,450.00)</b>	<b>\$10,000.00</b>	<b>\$2,000.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Property & Casualty Insurance	10,500.00	2,750.00	(7,750.00)	12,000.00	1,500.00
Aquatic Management Contract	15,000.00	9,912.00	(5,088.00)	9,912.00	(5,088.00)
Pond Repair	0.00	0.00	0.00	0.00	0.00
Waterway Improvements & Repairs	0.00	0.00	0.00	1,000.00	1,000.00
Landscape Maintenance-Contract	96,878.00	114,000.00	17,122.00	171,104.00	74,226.00
Mulch/Tree Trimming	10,000.00	0.00	(10,000.00)	23,000.00	13,000.00
Plant Replacement & Annuals	5,000.00	0.00	(5,000.00)	10,000.00	5,000.00
Irrigation Maintenance	5,000.00	1,500.00	(3,500.00)	5,000.00	0.00
Entry & Wall Maintenance	0.00	0.00	0.00	1,500.00	1,500.00
Pool Maintenance - Contract	5,000.00	3,600.00	(1,400.00)	14,400.00	9,400.00
Pool Repairs	0.00	0.00	0.00	1,000.00	1,000.00
Amenity Center Facility Maintenance	7,000.00	2,100.00	(4,900.00)	5,000.00	(2,000.00)
Amenity Center Cleaning & Supplies	0.00	0.00	0.00	5,500.00	5,500.00
Amenity Center Pest Control	0.00	0.00	0.00	1,200.00	1,200.00
Onsite Staffing	0.00	0.00	0.00	20,000.00	20,000.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$154,378.00</b>	<b>\$133,862.00</b>	<b>(\$20,516.00)</b>	<b>\$280,616.00</b>	<b>\$126,238.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$40,562.00</b>	<b>\$285,387.00</b>	<b>(\$55,175.00)</b>	<b>\$491,916.00</b>	<b>\$151,354.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>				<b>0.00</b>	<b>0.00</b>

**FISCAL YEAR 2021**  
FINAL ANNUAL OPERATING BUDGET

# VENTANA

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Financial & Administrative**

##### **District Manager**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

##### **District Engineer**

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

##### **Disclosure Reporting**

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

##### **Trustees Fees**

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

##### **Auditing Services**

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

##### **Postage, Phone, Fax, Copies**

This item refers to the cost of materials and service to produce agendas and conduct day- to-day business of the District.

##### **Miscellaneous Administration**

This is required of the District to store its official records.

##### **Public Officials Insurance**

The District carries Public Officials Liability in the amount of \$1,000,000.

##### **Legal Advertising**

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

##### **Bank Fees**

The District operates a checking account for expenditures and receipts.

##### **Dues, Licenses & Fees**

The District is required to file with the County and State each year.

##### **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

# VENTANA

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Investment Reporting Fees**

This is to provide an investment report to the District on a quarterly basis.

#### **Office Supplies**

Cost of daily supplies required by the District to facilitate operations.

#### **Technology Services**

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

#### **Website Administration**

This is for maintenance and administration of the District's official website.

#### **Capital Outlay**

This is to purchase new equipment as required.

### **Legal Counsel**

#### **District Counsel**

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

### **Electric Utility Services**

#### **Electric Utility Services**

This item is for street lights, pool, recreation facility and other common element

### **Garbage/Solid Waste Control Services**

#### **Garbage Collection**

This item is for pick up at the recreation facility and parks as needed.

### **Water-Sewer Combination Services**

#### **Water Utility Services**

This item is for the potable and non-potable water used for irrigation.

### **Other Physical Environment**

#### **Waterway Management System**

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

#### **Property & Casualty Insurance**

The District carries \$1,000,000 in general liability and also has sovereign immunity.

#### **Entry & Walls Maintenance**

This item is for maintaining the main entry feature and other common area walls.

#### **Landscape Maintenance**

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

# VENTANA

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Miscellaneous Landscape**

This item is for any unforeseen circumstances that may affect the appearance of the landscape program.

#### **Plant Replacement Program**

This item is for landscape items that may need to be replaced during the year.

#### **Property Taxes**

This item is for property taxes assessed to lands within the District.

#### **Irrigation Maintenance**

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

#### **Pool Maintenance**

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

#### **Clubhouse Maintenance**

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

# VENTANA

COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND SERIES 2018

### REVENUES

CDD Debt Service Assessments	\$	1,061,856
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>1,061,856</b>

### EXPENDITURES

Series 2018 May Bond Principal Payment	\$	265,000
Series 2018 May Bond Interest Payment	\$	401,078
Series 2018 November Bond Interest Payment	\$	395,778
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>1,061,856</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	16,175,000
Principal Payment Applied Toward Series 2018 Bonds	\$	265,000
<b>Bonds Outstanding - Period Ending 11/1/2021</b>	<b>\$</b>	<b>15,910,000</b>

# VENTANA

COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND SERIES 2020

### REVENUES

CDD Debt Service Assessments	\$	-
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<b>TOTAL REVENUES</b>	<b>\$</b>	<b>-</b>
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### EXPENDITURES

Series 2020 May Bond Principal Payment	\$	-
--	----	---

Series 2020 May Bond Interest Payment	\$	-
---------------------------------------	----	---

Series 2020 November Bond Interest Payment	\$	-
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<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>-</b>
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<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>
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### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	-
---	----	---

Principal Payment Applied Toward Series 2020 Bonds	\$	-
--	----	---

<b>Bonds Outstanding - Period Ending 11/1/2021</b>	<b>\$</b>	<b>-</b>
--	-----------	----------

Debt Service obligation to be determined upon the Bonds debt issuance



# VENTANA

## COMMUNITY DEVELOPMENT DISTRICT

### SCHEDULE OF ANNUAL ASSESSMENTS

			Fiscal Year 2020			Fiscal Year 2021			Total Increase / (Decrease) in Annual Assmt
Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2020 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2021 Total Assessment	
SERIES 2018 - Phases 1,2,3									
Single Family 40'	1.00	211	\$1,251.06	\$400.00	\$1,651.06	\$1,251.06	\$531.42	\$1,782.48	\$131.42
Single Family 50'	1.25	281	\$1,563.83	\$500.00	\$2,063.83	\$1,563.83	\$664.28	\$2,228.11	\$164.28
Single Family 60'	1.50	229	\$1,876.60	\$600.00	\$2,476.60	\$1,876.60	\$797.13	\$2,673.73	\$197.13
Subtotal	721								
SERIES 2020 (Pending Issuance)									
Single Family 40'	1.00	79					\$531.42	\$531.42	
Subtotal	79								
TOTAL		800							

<sup>(1)</sup> Annual assessments are adjusted for the County collection costs and statutory early payment discount.

**FISCAL YEAR 2021**  
FINAL ANNUAL OPERATING BUDGET

**FY 2020-2021 Budget Funding Agreement**  
(Ventana Community Development District)

This FY 2020-2021 Budget Funding Agreement (this “**Agreement**”) is made and entered into as of August 6, 2020, between the **Ventana Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **Balm Grove, LLC**, a Florida limited liability company (the “**Developer**”), whose mailing address is 111 S. Armenia Ave., Suite 201, Tampa, Florida 33609.

**Recitals**

**WHEREAS**, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is adopting its budget for fiscal year 2020-2021 as attached hereto as **Exhibit A** (the “**FY 2020-2021 Budget**”), which commences on October 1, 2020, and concludes on September 30, 2021;

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2020-2021 Budget, or utilizing such other revenue sources as may be available to it;

**WHEREAS**, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2020-2021 Budget so long as payment is timely provided;

**WHEREAS**, the Developer presently certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

**WHEREAS**, the Developer agrees that the activities of the District described in the FY 2020-2021 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2020-2021 Budget; and

**WHEREAS**, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2020-2021 Budget.

**Operative Provisions**

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. Funding Obligations.** From time to time during the 2020-2021 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to **\$39,461.03** in accordance with the FY 2020-2021 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

- 2. FY 2020-2021 Budget Revisions.** The District and Developer agree that the FY 2020-2021 Budget shall be revised at the end of the 2020-2021 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2020 and ending on September 30, 2021. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2020-2021 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2020-2021 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
- 3. Right to Lien Property.**
- a. The District shall have the right to file a continuing lien ("**Lien**") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
  - b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2020 FY 2020-2021 Budget" in the public records of Hillsborough County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
  - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
- 4. Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
- 5. Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.
- 6. Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in Hillsborough County, Florida.
- 7. Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
- 8. Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2020-2021 fiscal year on September 30, 2021.

The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

- 9. Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
- 10. Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 11. Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
- 12. Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 13. Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

**IN WITNESS WHEREOF**, the parties have executed this Agreement as of the date first written above.

**Ventana Community  
Development District**

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Jeffery S. Hills  
Chair of the Board of Supervisors

**Balm Grove, LLC,**  
a Florida limited liability company

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Jeffery S. Hills  
Manager

**Exhibit A: FY 2020-2021 FY 2020-2021 Budget**

**RESOLUTION 2020-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF VENTANA  
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME  
AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF  
SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

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

**WHEREAS**, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

**Section 1.** The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2021 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

**Section 2.** The District Manager is hereby directed to submit a copy of the Fiscal Year 2021 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

**Section 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 6<sup>TH</sup> DAY OF AUGUST, 2020**

**ATTEST:**

**VENTANA  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIRMAN**

**EXHIBIT A**

**BOARD OF SUPERVISORS MEETING DATES  
VENTANA COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2021**

**FISCAL YEAR 2020/2021**

<b>October 01, 2020</b>	<b>2:00 p.m.</b>
<b>November 05, 2020</b>	<b>2:00 p.m.</b>
<b>December 03, 2020</b>	<b>2:00 p.m.</b>
<b>January 07, 2021</b>	<b>2:00 p.m.</b>
<b>February 04, 2021</b>	<b>2:00 p.m.</b>
<b>March 04, 2021</b>	<b>2:00 p.m.</b>
<b>April 01, 2021</b>	<b>2:00 p.m.</b>
<b>May 06, 2021</b>	<b>2:00 p.m.</b>
<b>June 03, 2021</b>	<b>2:00 p.m.</b>
<b>July 01, 2021</b>	<b>2:00 p.m.</b>
<b>August 05, 2021</b>	<b>2:00 p.m.</b>
<b>September 02, 2021</b>	<b>2:00 p.m.</b>

**All meetings will convene at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300,  
Tampa, FL 33607**

**VENTANA  
COMMUNITY DEVELOPMENT  
DISTRICT HILLSBOROUGH COUNTY,  
FLORIDA FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2019**

**VENTANA COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA**

**TABLE OF CONTENTS**

	<u>Page</u>
INDEPENDENT AUDITOR'S	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-20
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	21
Notes to Required Supplementary Information	22
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	23-24
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	25
MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	26-27





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## INDEPENDENT AUDITOR'S

To the Board of Supervisors  
Ventana Community Development District  
Hillsborough County, Florida

### Report on the Financial

We have audited the accompanying financial statements of the governmental activities and each major fund of Ventana Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2019, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

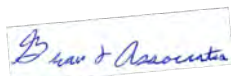
## Other Matters

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by *Government Auditing***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 15, 2020, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



June 15,

## MANAGEMENT'S DISCUSSION AND

Our discussion and analysis of Ventana Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2019. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$1,501,292).
- The change in the District's total net position in comparison with the prior fiscal year was (\$558,971), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2019, the District's governmental funds reported combined ending fund balances of \$5,352,518, a decrease of \$5,625,260 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, non-spendable for prepaid items and deposits, and the remainder is deficit unassigned fund balance in the general fund.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include general government (management) and maintenance functions.

#### Fund Financial

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS

### Governmental

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

## GOVERNMENT-WIDE FINANCIAL

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,			
	201		201
Assets, excluding capital assets	\$ 5,482,886	\$	11,034,998
Capital assets, net of depreciation	<u>9,577,580</u>		4,600,092
Total assets	<u>15,060,466</u>		15,635,090
Current liabilities	468,016		495,366
Long-term liabilities	<u>16,093,742</u>		16,082,045
Total liabilities	<u>16,561,758</u>		16,577,411
Net Position			
Net investment in capital assets	(6,516,162)		(11,481,953)
Restricted	5,014,670		10,539,632
Unrestricted	<u>200</u>		-
Total net position	<u>\$ (1,501,292)</u>	\$	(942,321)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	201	201	
Revenues:			
Program revenues			
Charges for services	\$ 328,40	\$ -	
Operating grants and contributions	0	41,835	
Capital grants and contributions	<u>19,771</u>	<u>15,385</u>	
Total revenues	<u>402,578</u>	<u>57,220</u>	
Expenses:			
General government	85,322	39,522	
Maintenance and operations	33,075	-	
Bond issuance costs	-	515,050	
Interest	<u>843,152</u>	<u>444,969</u>	
Total expenses	<u>961,549</u>	<u>999,541</u>	
Change in net position	(558,971)	(942,321)	
Net position - beginning	<u>(942,321)</u>	-	
Net position - ending	<u>\$ (1,501,292)</u>	<u>\$ (942,321)</u>	

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2020 was \$961,549. The costs of the District's activities were funded by program revenues. Program revenues of the District are comprised of assessments, Developer contributions and income from investments in the current fiscal year and Developer contributions and income from investments in the prior fiscal year and. The increase in revenues from the prior fiscal year is due to the District receiving assessments at lot closings in the current fiscal year. The majority of the decrease in expenses is the result of the nonrecurring bond issuance costs in the prior fiscal year, partially offset by higher interest expense and operating and maintenance costs.

## GENERAL BUDGETING

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.

## CAPITAL ASSETS AND DEBT

### Capital

At September 30, 2019, the District had \$9,577,580 invested in capital assets for its governmental activities. No depreciation has been taken on capital assets, since construction is in progress. More detailed information about the District's capital assets is presented in the notes of the financial statements.

## CAPITAL ASSETS AND DEBT ADMINISTRATION(Continued)

### Capital

At September 30, 2019, the District had \$16,430,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

### ECONOMIC FACTORS AND NEXT YEAR'S

It is anticipated that the general operations of the District will increase as the District is being built out. Subsequent to the current fiscal year, the District boundaries were expanded by Hillsborough County Ordinance 20-2 to add approximately 17 acres. The District has initiated proceedings to issue additional debt to fund additional infrastructure.

### CONTACTING THE DISTRICT'S FINANCIAL

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Ventana Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**VENTANA COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF NET  
POSITION SEPTEMBER 30,**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash	\$ 31,008
Due from Developer	114,985
Prepaid items	2,074
Deposits	200
Restricted assets:	
Investments	5,334,61
Capital assets:	
Nondepreciable	<u>9,577,580</u>
Total assets	<u>15,060,466</u>
 <b>LIABILITIES</b>	
Accounts payable	31,175
Contracts payable	97,286
Unearned revenues	1,907
Accrued interest payable	337,648
Non-current liabilities:	
Due within one year	255,000
Due in more than one year	<u>15,838,742</u>
Total liabilities	<u>16,561,758</u>
 <b>NET POSITION</b>	
Net investment in capital assets	(6,516,162)
Restricted for capital projects	4,286,932
Restricted for debt service	727,738
Unrestricted	<u>200</u>
Total net position	<u>\$ (1,501,292)</u>

See notes to the financial

**VENTANA COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 85,322	\$ 67,627	\$ 48,894	\$ -	\$ 31,199
Maintenance and operations	33,075	-	2,076	19,771	(11,228)
Interest on long-term debt	843,152	260,773	3,437	-	(578,942)
Total governmental activities	961,54	328,40	54,40	19,77	(558,971)
				Change in net position	(558,971)
				Net position - beginning	(942,321)
				Net position - ending	<u>\$ (1,501,292)</u>

See notes to the financial



**VENTANA COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL  
FUNDS SEPTEMBER 30,**

	<u>Major Funds</u>		Capital	Total
	General	Debt	Project	Governmental
				Funds
<b>ASSETS</b>				
Cash	\$ 31,008	\$ -	\$ -	\$ 31,008
Investments	-	1,065,386	4,269,233	5,334,619
Due from Developer	-	-	114,985	114,985
Prepaid items	2,074	-	-	2,074
Deposits	<u>200</u>	-	-	<u>200</u>
Total assets	<u>\$ 33,282</u>	<u>\$ 1,065,386</u>	<u>\$ 4,384,218</u>	<u>\$ 5,482,886</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 31,175	\$ -	\$ -	\$ 31,175
Contracts payable	-	-	97,286	97,286
Unearned revenue	<u>1,907</u>	-	-	<u>1,907</u>
Total liabilities	<u>33,082</u>	-	<u>97,286</u>	<u>130,368</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	2,27	-	-	2,27
Restricted for:				
Debt service	-	1,065,38	-	1,065,386
Capital projects	-	6	4,286,932	4,286,932
Unassigned	<u>(2,074)</u>	-	-	<u>(2,074)</u>
Total fund balances	<u>200</u>	<u>1,065,386</u>	<u>4,286,932</u>	<u>5,352,518</u>
Total liabilities and fund balances	<u>\$ 33,282</u>	<u>\$ 1,065,386</u>	<u>\$ 4,384,218</u>	<u>\$ 5,482,886</u>

See notes to the financial

**VENTANA COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET –  
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2019**

Total fund balances - governmental funds \$ 5,352,518

Amounts reported for governmental activities in the statement of net position  
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	9,577,58	
Accumulated depreciation	<u>-</u>	9,577,58

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(337,648)	
Original issue discount	336,258	
Bonds payable	<u>(16,430,000)</u>	(16,431,390)
Net position of governmental activities		<u>\$ (1,501,292)</u>

See notes to the financial

**VENTANA COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,**

	<u>Major Funds</u>		Capital	Total
	General	Debt	Project	Governmental
				Funds
REVENUES				
Assessments	\$ 67,627	\$ 260,773	\$ -	\$ 328,400
Developer contributions	50,970	-	-	50,970
Interest income	-	3,437	19,771	23,208
Total revenues	<u>118,597</u>	<u>264,210</u>	<u>19,771</u>	<u>402,578</u>
EXPENDITURES				
Current:				
General government	85,322	-	-	85,322
Maintenance and operations	33,075	-	-	33,075
Debt Service:				
Interest	-	931,95	-	931,95
Capital outlay	-	-	4,977,488	4,977,488
Total expenditures	<u>118,397</u>	<u>931,953</u>	<u>4,977,488</u>	<u>6,027,838</u>
Excess (deficiency) of revenues over (under) expenditures	20	(667,743)	(4,957,717)	(5,625,260)
Fund balances - beginning	<u>-</u>	<u>1,733,129</u>	<u>9,244,649</u>	<u>10,977,778</u>
Fund balances - ending	<u>\$ 200</u>	<u>\$ 1,065,386</u>	<u>\$ 4,286,932</u>	<u>\$ 5,352,518</u>

See notes to the financial

**VENTANA COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES  
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

Net change in fund balances - total governmental funds \$ (5,625,260

Amounts reported for governmental activities in the statement of activities  
are different because:

Governmental funds report capital outlays as expenditures, however, in  
the statement of activities, the cost of those assets is eliminated and  
capitalized in the statement of net position. 4,977,48

Expenses reported in the statement of activities that do not require the  
use of current financial resources are not reported as expenditures in  
the funds. The details of the differences are as follows:

Amortization of original issue discount (11,697)  
Change in accrued interest 100,498

Change in net position of governmental activities \$ (558,971)

See notes to the financial

**VENTANA COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING**

Ventana Community Development District ("District") was established on April 12, 2016, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Ordinance No. 2016-6 of Hillsborough County, Florida, subsequently amended by Ordinance 2018-10 of Hillsborough County, Florida. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2019, three of the board members are affiliated with Ventana Development, LLC, and Ventana Holdings, LLC, together, the Developer, and one of the board members is affiliated Lennar Homes, and one with Pulte Group.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District was partially funded by Developer contributions in the current fiscal year.

The District reports the following major governmental

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity**

#### Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has adopted a written investment policy, which materially complies with the requirements of Section 218.415 Florida Statutes. All investments comply with the requirements of the written investment policy. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets under construction.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.



## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Other

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## NOTE 3 – BUDGETARY

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## NOTE 4 – DEPOSITS AND

### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District's investments were held as follows at September 30, 2019:

	<u>Amortized cost</u>	Credit Risk	Maturities
US Bank Mmkt 5 - Ct	<u>\$ 5,334,619</u>	N/A	Not
Total	<u>\$ 5,334,619</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Investments (Continued)

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2019 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Endin Balance</u>
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	<u>\$ 4,600,092</u>	\$ 4,977,488	\$ -	\$ 9,577,580
Total capital assets, not being	<u>4,600,092</u>	4,977,488	-	9,577,580
 Governmental activities capital assets, net	<u> \$ 4,600,092</u>	 \$ 4,977,488	 \$ -	 \$ 9,577,580

The infrastructure intended to serve the District has been estimated at a total cost of about \$19,158,352. The infrastructure will include roads, stormwater management, utilities, community facilities, and off-site improvements. A portion of the project costs are to be funded with the proceeds from the issuance of Bonds and the remainder is intended to be funded by the Developer. Upon completion, certain assets will be conveyed to others for ownership and maintenance.

During the prior fiscal year, the District entered into a Construction Agreement with the Developer and Pulte, together ("Land Developer"), whereby the Land Developer will commence construction of certain infrastructure assets within Phase 1 and 2 of the development and the District will issue Bonds for at least \$16,135,000 and levy assessments. In addition, the District will set aside \$5,000,000 for the construction and/or acquisition of improvements from the Landowners.

In October 2018, the District and the Phase 3 Developer Lennar Homes, LLC executed an agreement whereby the District will acquire certain Phase 3 improvements from the Developer and the Phase 3 Developer has agreed to convey the improvements to the District for \$1,000,000, which is the lesser of the actual cost or the fair market value of those assets

The District also entered into a Funding and Completion Agreement with the Land Developer whereby the Land Developer agrees to fund the actual cost of completing, and otherwise cause the completion of the 2018 Project for the benefit of the Districted obligations not funded by the District.

Pursuant to the agreements, the Developers presented and the District paid the Developers \$4,495,704 and \$3,550,823 for related construction costs during the 2019 and 2018 fiscal years, respectively. In addition, at September 30, 2019, the Developer owed the District a reimbursement of \$114,985.

## NOTE 6 – LONG-TERM

### Series 2018

In February 2018, the District issued \$16,430,000 of Special Assessment Revenue Bonds, Series 2018, consisting of multiple term bonds with due dates ranging from May 1, 2024 – May 1, 2049 and fixed interest rates ranging from 4% to 5.125%. The Bonds were issued to provide funds for the costs of acquiring a portion of the 2018 Project. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2018. Principal on the Bonds is to be paid serially commencing May 1, 2020 through May 1, 2049.

The Series 2018 Bonds are subject to redemption at the option of the District prior to maturity. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2019 were as follows:

	Beginning Balance	Additions	Reductions	Endin Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2018	\$ 16,430,000	\$ -	\$ -	\$ 16,430,000	\$ 255,000
Less Bond discount	<u>347,955</u>	-	<u>11,697</u>	<u>336,258</u>	-
Total	<u>\$ 16,082,045</u>	\$ -	\$ <u>(11,697)</u>	\$ 16,093,742	\$ 255,000

At September 30, 2019, the scheduled debt service requirements on the long-term debt were as follows:

Year	Governmental Activities		
	Principal	Interest	Total
<u>September 30:</u>			
2020	\$ 255,000	\$ 812,356	\$ 1,067,356
2021	265,000	802,156	1,067,156
2022	275,000	791,556	1,066,556
2023	290,000	780,556	1,070,556
2024	300,000	768,956	1,068,956
2025-2029	1,725,000	3,632,156	5,357,156
2030-2034	2,190,000	3,178,125	5,368,125
2035-2039	2,810,000	2,571,625	5,381,625
2040-2044	3,630,000	1,778,375	5,408,375
2045-2049	<u>4,690,000</u>	<u>745,431</u>	<u>5,435,431</u>
Total	<u>\$ 16,430,000</u>	\$ 15,861,292	\$ 32,291,292

## NOTE 7 – DEVELOPER TRANSACTIONS

The Developers own portions of land within the District and has agreed to fund the general operations of the District. In connection with that agreement, contributions to the general fund were \$50,970. In addition, \$1,907 is included in unearned revenues at September 30, 2019.

The District has entered an agreement with the Developers whereby the District is reimbursing the Developers for the costs of the construction project. In connection with the agreement, amounts paid to the Developers in the current fiscal year are \$4,610,789, of which reimbursement of \$114,985 is due from the Developer. See Note 5 – Capital Assets for additional details.

**NOTE 8 –**

The District's activity is dependent upon the continued involvement of the Developers, the loss of which would have a material adverse effect on the District's operations.

**NOTE 9 – MANAGEMENT**

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

**NOTE 10 – RISK**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

**NOTE 11 – SUBSEQUENT****Boundary expansion**

In February 2020, the District boundaries were expanded by Hillsborough County Ordinance 20-2 to add approximately 17 acres.

**VENTANA COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES  
IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	<u>Budgeted Amounts</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Assessments	\$ -	\$ 67,62	\$ 67,62
Developer contributions	<u>366,475</u>	<u>50,970</u>	<u>(315,505)</u>
Total revenues	<u>366,475</u>	<u>118,597</u>	<u>(247,878)</u>
<b>EXPENDITURES</b>			
Current:			
General government	113,47	85,32	28,15
Maintenance and operations	<u>253,000</u>	<u>33,075</u>	<u>219,925</u>
Total expenditures	<u>366,475</u>	<u>118,397</u>	<u>248,078</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	20	<u>\$ 20</u>
Fund balance - beginning		<u>-</u>	
Fund balance - ending		<u>\$ 200</u>	

See notes to required supplementary information

**VENTANA COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN  
AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Ventana Community Development District  
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Ventana Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 15, 2020.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

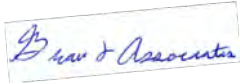
As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted another matter involving the internal control over financial reporting and compliance that we have reported to management of the District in a separate letter dated June 15, 2020.

The District's response to the finding identified in our audit is described in the accompanying Management Letter. We did not audit the District's response and, accordingly, we express no opinion on it.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A rectangular box containing a handwritten signature in blue ink that reads "B. Law & Associates".

June 15,





**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Ventana Community Development District  
Hillsborough County, Florida

We have examined Ventana Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2019. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2019, except that certain required language was not included in the policy and the individual assigned to make investment decisions did not have the required hours of continuing education for the year. The District should adopt the alternative guidelines for investments according to Florida Statute 218.415 or ensure the required language is included in the policy and the investment officer obtains the required hours.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Ventana Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 15,



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**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Ventana Community Development District  
Hillsborough County, Florida

**Report on the Financial**

We have audited the accompanying basic financial statements of Ventana Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated June 15, 2020.

**Auditor's**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

**Other Reporting**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 15, 2020, should be considered in conjunction with this management letter.

**Purpose of this**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Ventana Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Ventana Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 15,

## REPORT TO

### I. CURRENT YEAR FINDINGS AND

#### **2019-01 Internal Control Over**

Observation: During our procedures we noted that a requisition paid to the Developer was in excess of supporting invoice documentation. The error was not prevented or detected in the normal course of operations.

Recommendation: The District should implement internal control procedures to prevent or detect inappropriate payments.

Management Response: Management has provided additional training and implemented additional review procedures.

### II. PRIOR YEAR FINDINGS AND

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2018.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2019, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2019.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2019. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

**VENTANA  
COMMUNITY DEVELOPMENT DISTRICT**

**May 7, 2020 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, May 7, 2020 at 2:00 p.m. via conference call at call-in number 1-866-906-9330 and participant access code 4863181.**

**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, May 7, 2020 at 2:01 p.m.**

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

Jeff Hills	Chair
Nick Dister	Supervisor
Kelly Evans	Supervisor
Brady Lefere	Supervisor
Chloe Firebaugh	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Debby Nussel	District Manager, Meritus
Kristen Schalter	District Counsel, Straley Robin Vericker

Michelle Campbell	Eisenhower Property Group
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Jon Souers	Yellowstone
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A representative from Pulte was in attendance.

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 2020-07; Approving Fiscal Year 2021 Proposed Budget**

Mrs. Nussel went over the budget line items and resolution with the Board. The Board discussed the budget and reviewed it to see if any areas could be cut. Mrs. Nussel asked the Board about staffing. The Board agreed to leave staffing in the budget and will continue to look over the line items to see if the budget can be reduced.

MOTION TO: Approve Resolution 2020-07.  
MADE BY: Supervisor Evans  
SECONDED BY: Supervisor Firebaugh  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 - Motion Passed Unanimously

**B. Consideration of Resolution 2020-08; Adopting Statutory Alternative Investment Policies**

Mrs. Nussel reviewed the resolution with the Board.

MOTION TO: Approve Resolution 2020-08.  
MADE BY: Supervisor Firebaugh  
SECONDED BY: Supervisor Evans  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 - Motion Passed Unanimously

**C. Discussion on Landscape Proposals**

The Board discussed the landscape proposals. Supervisor Hills stated that he did not want any landscape turned over to the CDD until all of the installation has been completed. Supervisor Hills also said that he wants Meritus onsite as much as is possible and necessary to make sure everything is looking good and installed correctly. The Board agreed to table this item.

Jeff from Pulte asked about the timeline of the rest of the landscape installation, the hardscape, and the amenities. Supervisor Motko stated that Cornerstone had to cut back staff due to the pandemic but is back to working at full staff now.

**D. Annual Disclosure of Qualified Electors**

Mrs. Nussel announced that as of April 15, 2020, Ventana CDD had 112 qualified electors.

**E. Consideration of Resolution 2020-09; Setting Landowners Election & Meeting**

Mrs. Nussel reviewed the resolution with the Board.

MOTION TO:	Approve Resolution 2020-09.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Firebaugh
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

#### **F. Discussion on Acceptance of Compensation for Board Members**

Mrs. Nussel asked each Board supervisor if they would like to accept compensation for Board meetings. Supervisor Hills and Supervisor Motko accepted compensation. Supervisor Evans, Supervisor Firebaugh, and Supervisor Lefere declined compensation for Board meetings.

#### **G. General Matters of the District**

There were no general matters of the District to discuss at this time.

#### **4. CONSENT AGENDA**

**A. Consideration of Minutes of the Public Hearing & Regular Meeting April 2, 2020**

**B. Consideration of Operation and Maintenance Expenditures March 2020**

**C. Review of Financial Statements Month Ending March 31, 2020**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve Consent Agenda items A-B.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - 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 Lefere
SECONDED BY:	Supervisor Evans
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 - 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 106299	\$ 7,560.00		Pond Mowing - April
First Choice Aquatic Weed Management, LLC	46432	826.00		Waterway Service - March
Meritus Districts	9711	3,879.73		Management Services - April
<b>Monthly Contract Sub-Total</b>		<b>\$ 12,265.73</b>		
<b>Variable Contract</b>				
Grau and Associates	19469	\$ 1,500.00		FY19 Audit - 04/02/20
<b>Variable Contract Sub-Total</b>		<b>\$ 1,500.00</b>		
<b>Utilities</b>				
BOCC	6511068430 041620	\$ 667.28		Water Service - thru 04/13/20
Tampa Electric	221006978276 040620	43.35		Electric Service - thru 04/01/20
Tampa Electric	221007554076 040620	336.61		Electric Service - thru 04/01/20
Tampa Electric	221007754494 040620	172.57		Electric Service - thru 04/01/20
Tampa Electric	221007762638 040720	1,426.58		Electric Service - thru 03/31/20
Tampa Electric	221007764683 040720	1,013.61	<b>\$ 2,992.72</b>	Electric Service - thru 03/31/20
<b>Utilities Sub-Total</b>		<b>\$ 3,660.00</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>\$ 17,425.73</b>		

# Ventana Community Development District Summary of Operations and Maintenance Invoices

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

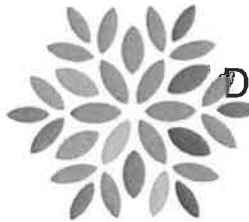
Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



## 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 #
04/01/2020	10-106299

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
	Pond Mowing for April 2020		2,310.00		2,310.00
	April 2020 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>	\$7,560.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$7,560.00

539.00  
440.00  
NR

53700  
4509  
76  
22

## Service Report

Customer: Ventana CDD

Date: 3/30/2020

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	Low	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

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

# INVOICE

Invoice Number: 9711  
Invoice Date: Apr 1, 2020  
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		4/1/20

<b>Quantity</b>	<b>Item</b>	<b>Description</b>	<b>Unit Price</b>	<b>Amount</b>
		District Management Services - April		3,750.00
		Website Administration		125.00
		Postage - February		4.73

Subtotal	3,879.73
Sales Tax	
Total Invoice Amount	3,879.73
Payment/Credit Applied	
<b>TOTAL</b>	<b>3,879.73</b>

## Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 19469  
Date 04/02/2020

---

### SERVICE

### AMOUNT

Audit FYE 09/30/2019

\$ 1,500.00

Current Amount Due

\$ 1,500.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	1,500.00

Payment due upon receipt.



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
VENTANA CDD	6511068430	04/16/2020	04/30/2020

Service Address: 11101 VENTANA GROVES DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61056880	03/12/2020	193	04/13/2020	241	4800	ACTUAL	WATER

#### Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$14.06
Water Base Charge	\$15.33
Water Usage Charge	\$3.60
Sewer Base Charge	\$37.08
Sewer Usage Charge	\$22.94
<b>Total Service Address Charges</b>	<b>\$97.42</b>

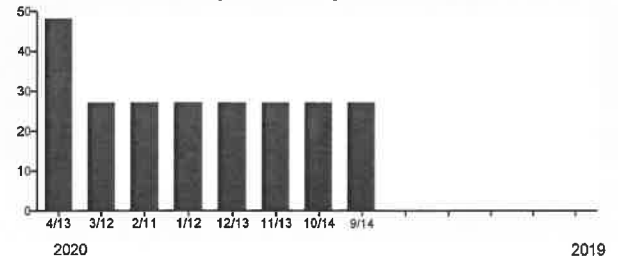
#### Summary of Account Charges

Previous Balance	\$805.61
Net Payments - Thank You	(\$235.75)
Past Due Amount	\$569.86
<b>Total Account Charges</b>	<b>\$97.42</b>
<b>AMOUNT DUE</b>	<b>\$667.28</b>

#### Notice

Hillsborough County understands that recent events may cause hardships. If you are unable to make a timely payment please contact us at (813) 272-6680, so that we may devise a payment plan for you.

Consumption History x 100 Gallons



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **6511068430**

#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



VENTANA CDD  
11101 VENTANA GROVES DR  
RIVERVIEW FL 33578

6,724

<b>DUE DATE</b>	04/30/2020
<b>AMOUNT DUE</b>	\$667.28
<b>AMOUNT PAID</b>	

0065110684308

00000667287



Statement Date: 04/06/2020

Account: 221006978276

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

Current month's charges:	\$136.83
Total amount due:	\$43.35
Payment Due By:	04/27/2020

## Your Account Summary

Previous Amount Due	\$110.91
Payment(s) Received Since Last Statement	-\$110.91
Miscellaneous Credits	-\$93.48
Credit balance after payments and credits	-\$93.48
<b>Current Month's Charges</b>	<b>\$136.83</b>
<b>Total Amount Due</b>	<b>\$43.35</b>

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006978276

Current month's charges:	\$136.83
Total amount due:	\$43.35
Payment Due By:	04/27/2020

**Amount Enclosed** \$ \_\_\_\_\_

660025263783



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:** 221006978276  
**Statement Date:** 04/06/2020  
**Current month's charges due** 04/27/2020

## Details of Charges – Service from 03/04/2020 to 04/01/2020

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	04/01/2020	5,449	4,171		1,278 kWh	1	29 Days

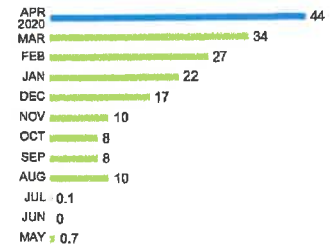
Basic Service Charge		\$18.06
Energy Charge	1,278 kWh @ \$0.06010/kWh	\$76.81
Fuel Charge	1,278 kWh @ \$0.03016/kWh	\$38.54
Florida Gross Receipt Tax		\$3.42
<b>Electric Service Cost</b>		<b>\$136.83</b>

**Total Current Month's Charges**

**\$136.83**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



## Miscellaneous Credits

Deposit Refund	-\$93.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-\$0.48

**Total Current Month's Credits**

**-\$93.48**

## Important Messages

### Deposit Credit Applied

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



Statement Date: 04/06/2020  
Account: 221007554076

VENTANA COMMUNITY DEVELOPMENT DISTRICT  
10370 SYMMES RD  
RIVERVIEW, FL 33578

Current month's charges:	\$336.61
Total amount due:	\$336.61
Payment Due By:	04/27/2020

## Your Account Summary

Previous Amount Due	\$288.84
Payment(s) Received Since Last Statement	-\$288.84
<b>Current Month's Charges</b>	<b>\$336.61</b>
<b>Total Amount Due</b>	<b>\$336.61</b>

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007554076

Current month's charges:	\$336.61
Total amount due:	\$336.61
Payment Due By:	04/27/2020
<b>Amount Enclosed</b>	<b>\$</b>

662494388824



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:** 04/06/2020  
**Current month's charges due** 04/27/2020

## Details of Charges – Service from 03/04/2020 to 04/01/2020

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	04/01/2020	14,770		11,334		3,436 kWh	1	29 Days

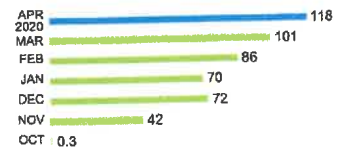
Basic Service Charge		\$18.06
Energy Charge	3,436 kWh @ \$0.06010/kWh	\$206.50
Fuel Charge	3,436 kWh @ \$0.03016/kWh	\$103.63
Florida Gross Receipt Tax		\$8.42
<b>Electric Service Cost</b>		<b>\$336.61</b>

**Total Current Month's Charges**

**\$336.61**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



00000995-0003057-Page 7 of 12



Statement Date: 04/06/2020

Account: 221007754494

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

Current month's charges:	\$172.57
Total amount due:	\$172.57
Payment Due By:	04/27/2020

## Your Account Summary

Previous Amount Due	\$357.25
Payment(s) Received Since Last Statement	-\$357.25
<b>Current Month's Charges</b>	<b>\$172.57</b>
<b>Total Amount Due</b>	<b>\$172.57</b>

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007754494

Current month's charges:	\$172.57
Total amount due:	\$172.57
Payment Due By:	04/27/2020

**Amount Enclosed** \$

676074605844

00000995 02 AV 0.38 33607 FTECO104062023425810 00000 03 01000000 019 02 10717 006

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:** 221007754494  
**Statement Date:** 04/06/2020  
**Current month's charges due** 04/27/2020

## Details of Charges – Service from 03/04/2020 to 04/01/2020

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

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K64274	04/01/2020	2,369		705		1,664 kWh	1	29 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average) 	
Energy Charge						1,664 kWh @ \$0.06010/kWh		
Fuel Charge						1,664 kWh @ \$0.03016/kWh		
Florida Gross Receipt Tax						\$4.31		
<b>Electric Service Cost</b>						<b>\$172.57</b>		
<b>Total Current Month's Charges</b>						<b>\$172.57</b>		

00000995-0003055-Page 3 of 12





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/07/2020

Account: 221007762638

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

Current month's charges:	\$1,426.58
Total amount due:	\$1,426.58
Payment Due By:	04/28/2020

### Your Account Summary

Previous Amount Due	\$393.46
Payment(s) Received Since Last Statement	-\$393.46
Current Month's Charges	\$1,426.58
<b>Total Amount Due</b>	<b>\$1,426.58</b>

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#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007762638

Current month's charges:	\$1,426.58
Total amount due:	\$1,426.58
Payment Due By:	04/28/2020

Amount Enclosed \$

600000252469

00000273 02 AV 0.38 33607 FTECO104072023362210 00000 03 01000000 005 02 9952 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



6000002524692210077626380000001426583

**Account:** 221007762638  
**Statement Date:** 04/07/2020  
**Current month's charges due** 04/28/2020

## Details of Charges – Service from 03/03/2020 to 03/31/2020

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	722 kWh @ \$0.02871/kWh	\$20.73
Fixture & Maintenance Charge	38 Fixtures	\$474.62
Lighting Pole / Wire	38 Poles	\$818.14
Lighting Fuel Charge	722 kWh @ \$0.02989/kWh	\$21.58
Florida Gross Receipt Tax		\$1.08
Franchise Fee		\$87.52
Municipal Public Service Tax		\$2.91

**Lighting Charges** **\$1,426.58**

**Total Current Month's Charges** **\$1,426.58**

00000279-0000825-Page 3 of 8





Statement Date: 04/07/2020

Account: 221007764683

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

Current month's charges:	\$1,013.61
Total amount due:	\$1,013.61
Payment Due By:	04/28/2020

## Your Account Summary

Previous Amount Due	\$242.57
Payment(s) Received Since Last Statement	-\$242.57
<b>Current Month's Charges</b>	<b>\$1,013.61</b>
<b>Total Amount Due</b>	<b>\$1,013.61</b>

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business days



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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007764683

Current month's charges:	\$1,013.61
Total amount due:	\$1,013.61
Payment Due By:	04/28/2020

**Amount Enclosed** \$ 600000252491



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

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

**Account:** 221007764683  
**Statement Date:** 04/07/2020  
**Current month's charges due** 04/28/2020

## Details of Charges – Service from 03/03/2020 to 03/31/2020

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	513 kWh @ \$0.02871/kWh	\$14.73
Fixture & Maintenance Charge	27 Fixtures	\$337.23
Lighting Pole / Wire	27 Poles	\$581.31
Lighting Fuel Charge	513 kWh @ \$0.02989/kWh	\$15.33
Florida Gross Receipt Tax		\$0.77
Franchise Fee		\$62.18
Municipal Public Service Tax		\$2.06
<b>Lighting Charges</b>		<b>\$1,013.61</b>

### Total Current Month's Charges

**\$1,013.61**

00000279-0000827-Page 7 of 8



## 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 107405	\$ 7,560.00		Pond Mowing - May
First Choice Aquatic Weed Management, LLC	46353	826.00		Waterway Service - April
First Choice Aquatic Weed Management, LLC	47444	826.00	<b>\$ 1,652.00</b>	Waterway Service - May
Meritus Districts	9770	3,878.68		Management Services - May
<b>Monthly Contract Sub-Total</b>		<b>\$ 13,090.68</b>		

<b>Variable Contract</b>				
Meritus Districts	9809	\$ 2,100.00		Series 2018 Dissemination Services - FY20
Stantec	1654057	95.25		Professional Services - General Consulting - thru 04/24/20
Straley Robin Vericker	18251	1,338.50		Professional Services - General - thru 04/15/20
<b>Variable Contract Sub-Total</b>		<b>\$ 3,533.75</b>		

<b>Utilities</b>				
BOCC	6511068430 052020	\$ 94.04		Water Service - thru 05/12/20
Tampa Electric	221006978276 042720	21.14		Electric Service - thru 04/23/20
Tampa Electric	221007554076 050620	345.77		Electric Service - thru 05/01/20
Tampa Electric	221007754494 050620	188.30		Electric Service - thru 05/01/20
Tampa Electric	221007762638 050620	1,426.58		Electric Service - thru 04/30/20
Tampa Electric	221007764683 050620	1,013.61	<b>\$ 2,995.40</b>	Electric Service - thru 04/30/20
<b>Utilities Sub-Total</b>		<b>\$ 3,089.44</b>		

<b>Regular Services</b>				
Grau and Associates	19678	\$ 2,000.00		FY19 Audit - 05/11/20

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Supervisor: Jeff Hills	JH050720	200.00		Supervisor Fee - 05/07/20
Supervisor: Nicholas Dister	ND050720	200.00	<b>\$ 400.00</b>	Supervisor Fee - 05/07/20
Tampa Bay Times	78686 042220	614.00		Telephonic Meeting - 04/22/20
US Bank	5720207	4,148.38		Series 2018 Trustee Fee - 04/01/20-03/31/21
<b>Regular Services Sub-Total</b>		<b>\$ 7,162.38</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 26,876.25</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 #
05/01/2020	10-107405

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
	Pond Mowing for May 2020		2,310.00		2,310.00
	May 2020 billing for 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>	\$7,560.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$7,560.00

539100  
93 4604  
DN

94

## Service Report

Customer: Ventura CDD

Date: 4/23/2020

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
1,2,3	✓										N/A	Low	N/A	Good
4	✓										↓	↓	↓	↓
5		✓		✓				✓						
6		✓		✓				✓						
7		✓		✓				✓						
8		✓		✓				✓						
9		✓		✓				✓			↓	↓	↓	↓

Comments: Did what grass work I could, winds began to pick-up  
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





## Service Report

Customer: Ventana CDD

Date: 5/14/2020

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
2	✓													
3		✓	✓				✓							
4	✓													
5		✓	✓				✓							
6		✓	✓				✓							
7	✓													
8		✓	✓				✓							
9		✓	✓				✓							

Comments

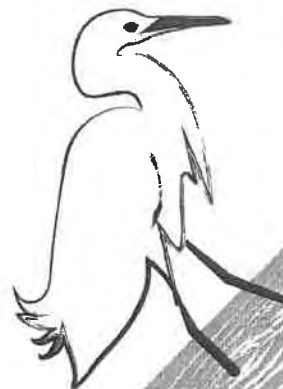
THANK YOU!

## 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


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

Invoice Number: 9770  
Invoice Date: May 1, 2020  
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		5/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - May		3,750.00
		Website Administration		125.00
		Postage - March		3.68
				

Subtotal	3,878.68
Sales Tax	
Total Invoice Amount	3,878.68
Payment/Credit Applied	
<b>TOTAL</b>	<b>3,878.68</b>

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

**INVOICE**

Invoice Number: 9809  
Invoice Date: May 6, 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		5/6/20

Quantity	Item	Description	Unit Price	Amount
		Dissemination Services Fiscal Year 2020 Bond Series 2018: Annual, Quarters 1 & 2		2,100.00

Subtotal	2,100.00
Sales Tax	
Total Invoice Amount	2,100.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,100.00</b>

**INVOICE**

Page 1 of 1

Invoice Number	1654057
Invoice Date	May 6, 2020
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>April 24, 2020</b>
	Current Invoice Total (USD)	95.25		

Process requisitions

<b>Top Task</b>	<b>2020</b>	<b>2020 FY General Consulting</b>
-----------------	-------------	-----------------------------------

**Professional Services**

Billing Level		Current Hours	Rate	Current Amount
Level 06	Nurse, Vanessa M	0.75	127.00	95.25
	<b>Subtotal Professional Services</b>	<u>0.75</u>		<u>95.25</u>

Top Task Subtotal	2020 FY General Consulting	95.25
	<b>Total Fees &amp; Disbursements</b>	<u>95.25</u>
	<b>INVOICE TOTAL (USD)</b>	<b>95.25</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.

5/13/20  
100 3/103  
SR

## 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

April 23, 2020

Client: 001470

Matter: 000001

Invoice #: 18251

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2020

### SERVICES

Date	Person	Description of Services	Hours
3/24/2020	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT.	0.2
3/26/2020	JMV	REVIEW COMMUNICATION FROM B. CRUTCHFIELD RE: LEGAL NOTICE; REVIEW NOTICE; DRAFT EMAIL TO B. CRUTCHFIELD.	0.4
3/30/2020	JMV	REVIEW COMMUNICATION FROM D. NUSSEL; REVIEW PROPERTY RECORDS.	0.3
3/31/2020	JMV	REVIEW COMMUNICATION FROM A. WOLFE RE: CDD AUDIT; DRAFT EMAIL TO A. WOLFE.	0.2
3/31/2020	LB	REVIEW STATUS OF RECEIVING AUDITOR LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2019; PREPARE EMAIL TO DISTRICT MANAGER'S OFFICE RE STATUS OF AUDIT RE SAME.	0.1
4/1/2020	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3
4/1/2020	LB	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2019; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5
4/2/2020	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	0.8
4/2/2020	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.8
4/3/2020	JMV	REVIEW COMMUNICATION FROM R. MOTKO; REVIEW COMMON AREA DEED; REVIEW EMAIL FROM B. CRUTCHFIELD; REVIEW RESOLUTION.	0.4
4/7/2020	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT FOR CDD BONDHOLDERS.	0.3

April 23, 2020

Client: 001470

Matter: 000001

Invoice #: 18251

Page: 2

## SERVICES

Date	Person	Description of Services	Hours	
4/10/2020	LB	PREPARE DRAFT RESOLUTION ELECTING TO USE DEFAULT STATUTORY ALTERNATIVE INVESTMENT POLICY.	0.4	
4/15/2020	JMV	REVIEW EMAIL FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE; DRAFT EMAIL TO B. CRUTCHFIELD.	0.2	
4/15/2020	LB	FINALIZE QUARTERLY REPORT FOR MARCH 31, 2020; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	
Total Professional Services			5.1	\$1,338.50

## PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	3.7	\$1,128.50
LB	Lynn Butler	1.4	\$210.00
Total Services			\$1,338.50
Total Disbursements			\$0.00
Total Current Charges			\$1,338.50

**PAY THIS AMOUNT**

**\$1,338.50**

*Please Include Invoice Number on all Correspondence*

51400  
3107  
AK



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
VENTANA CDD	6511068430	05/20/2020	06/10/2020

Service Address: 11101 VENTANA GROVES DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61056880	04/13/2020	241	05/12/2020	285	4400	ESTIMATED	WATER

#### Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$12.89
Water Base Charge	\$15.33
Water Usage Charge	\$3.30
Sewer Base Charge	\$37.08
Sewer Usage Charge	\$21.03
<b>Total Service Address Charges</b>	<b>\$94.04</b>

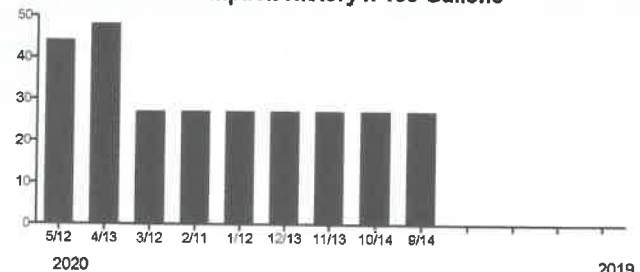
#### Summary of Account Charges

Previous Balance	\$667.28
Net Payments - Thank You	(\$667.28)
Total Account Charges	\$94.04
<b>AMOUNT DUE</b>	<b>\$94.04</b>

#### Notice

Due to difficulty in obtaining a read from your water meter this month, your posted read is an estimate based on historical data. If your usage is higher or lower than recent months your account will self-correct upon the next actual read.

Consumption History x 100 Gallons



Make checks payable to: BOCC

ACCOUNT NUMBER: 6511068430

#### ELECTRONIC PAYMENTS BY CHECK OR

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



**THANK YOU!**



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

3,882

DUE DATE	06/10/2020
AMOUNT DUE	\$94.04
AMOUNT PAID	

0065110684308

00000094045

Statement Date: 04/27/2020

Account: 221006978276

VENTANA COMMUNITY DEVELOPMENT DISTRICT  
11001 ROSSO DELLA ST  
RIVERVIEW, FL 33578

Current month's charges: \$128.83  
Total amount due: \$21.14  
Payment Due By: 05/18/2020

**Your Account Summary**

Previous Amount Due	\$43.35
Payment(s) Received Since Last Statement	-\$43.35
Miscellaneous Credits	-\$107.69
Credit balance after payments and credits	-\$107.69
<b>Current Month's Charges</b>	<b>\$128.83</b>
<b>Total Amount Due</b>	<b>\$21.14</b>

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go paperless.

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good for the environment.



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



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221006978276

Current month's charges: \$128.83  
Total amount due: \$21.14  
Payment Due By: 05/18/2020  
Amount Enclosed \$

600000256087

00003888 01 AV 0.38 33607 FTECO104272023430810 00000 03 01000000 008 03 13726 002



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

**Received**

**APR 30 2020**

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



**Account:** 221006978276  
**Statement Date:** 04/27/2020  
**Current month's charges due** 05/18/2020

### Details of Charges – Service from 04/02/2020 to 04/23/2020

Service for: 11001 ROSSO DELLA ST, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

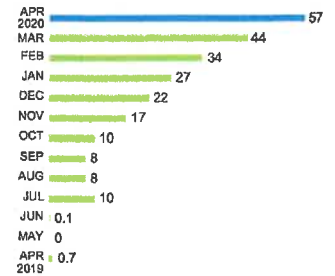
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C58715	04/23/2020	6,694		5,449		1,245 kWh	1	22 Days

Basic Service Charge		\$13.24
Energy Charge	1,245 kWh @ \$0.06010/kWh	\$74.82
Fuel Charge	1,245 kWh @ \$0.03016/kWh	\$37.55
Florida Gross Receipt Tax		\$3.22
<b>Electric Service Cost</b>		<b>\$128.83</b>

### Total Current Month's Charges

**\$128.83**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)


### Miscellaneous Credits

Deposit Refund	-\$107.00
Interest for Cash Security Deposit - Electric	-\$0.69

### Total Current Month's Credits

**-\$107.69**

### Important Messages

#### 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.

#### Final Invoice

Thank you for being a valued customer. This is your final bill. A refund check will be mailed to you if funds remain after your account has been settled and any deposits or credits have been applied.



Statement Date: 05/06/2020

Account: 221007554076

VENTANA COMMUNITY DEVELOPMENT DISTRICT  
10370 SYMMES RD  
RIVERVIEW, FL 33578



Current month's charges:	\$345.77
Total amount due:	\$345.77
Payment Due By:	05/27/2020

## Your Account Summary

Previous Amount Due	\$336.61
Payment(s) Received Since Last Statement	-\$336.61
<b>Current Month's Charges</b>	<b>\$345.77</b>
<b>Total Amount Due</b>	<b>\$345.77</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.



## BYE-BYE, BILL SPIKES

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



## WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007554076

Current month's charges:	\$345.77
Total amount due:	\$345.77
Payment Due By:	05/27/2020

**Amount Enclosed** \$

664963526448

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

6649635264482210075540760000000345777

**Account:** 221007554076  
**Statement Date:** 05/06/2020  
**Current month's charges due** 05/27/2020



**Details of Charges – Service from 04/02/2020 to 05/01/2020**

Service for: 10370 SYMMES RD, RIVERVIEW, FL 33578

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

Meter Location: IRR

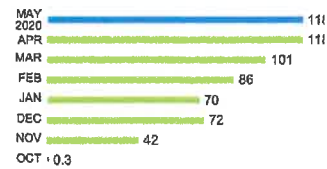
00000091-0000950-Page 11 of 26

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K31566	05/01/2020	18,305		14,770		3,535 kWh	1	30 Days

Basic Service Charge		\$18.06
Energy Charge	3,535 kWh @ \$0.06010/kWh	\$212.45
Fuel Charge	3,535 kWh @ \$0.03016/kWh	\$106.62
Florida Gross Receipt Tax		\$8.64
<b>Electric Service Cost</b>		<b>\$345.77</b>
<b>Total Current Month's Charges</b>		<b>\$345.77</b>

**Tampa Electric Usage History**

Kilowatt-Hours Per Day  
(Average)



Statement Date: 05/06/2020

Account: 221007754494

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



Current month's charges:	\$188.30
Total amount due:	\$188.30
Payment Due By:	05/27/2020

## Your Account Summary

Previous Amount Due	\$172.57
Payment(s) Received Since Last Statement	-\$172.57
<b>Current Month's Charges</b>	<b>\$188.30</b>
<b>Total Amount Due</b>	<b>\$188.30</b>



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## WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007754494

Current month's charges:	\$188.30
Total amount due:	\$188.30
Payment Due By:	05/27/2020

**Amount Enclosed** \$ \_\_\_\_\_  
655087013060

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

6550870130602210077544940000000188305

**Account:** 221007754494  
**Statement Date:** 05/06/2020  
**Current month's charges due** 05/27/2020



## Details of Charges – Service from 04/02/2020 to 05/01/2020

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

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K64274	05/01/2020	4,203		2,369		1,834 kWh	1	30 Days

Basic Service Charge

\$18.06

Energy Charge

1,834 kWh @ \$0.06010/kWh

\$110.22

Fuel Charge

1,834 kWh @ \$0.03016/kWh

\$55.31

Florida Gross Receipt Tax

\$4.71

**Electric Service Cost**

**\$188.30**

**Total Current Month's Charges**

**\$188.30**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



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

Statement Date: 05/06/2020  
Account: 221007762638

Current month's charges:	\$1,426.58
Total amount due:	\$1,426.58
Payment Due By:	05/27/2020

### Your Account Summary

Previous Amount Due	\$1,426.58
Payment(s) Received Since Last Statement	-\$1,426.58
<b>Current Month's Charges</b>	<b>\$1,426.58</b>
<b>Total Amount Due</b>	<b>\$1,426.58</b>



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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007762638

Current month's charges:	\$1,426.58
Total amount due:	\$1,426.58
Payment Due By:	05/27/2020

**Amount Enclosed** \$ \_\_\_\_\_

655087013061

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

6550870130612210077626380000001426589



**Account:** 221007762638  
**Statement Date:** 05/06/2020  
**Current month's charges due** 05/27/2020



## Details of Charges – Service from 04/01/2020 to 04/30/2020

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

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	722 kWh @ \$0.02871/kWh	\$20.73
Fixture & Maintenance Charge	38 Fixtures	\$474.62
Lighting Pole / Wire	38 Poles	\$818.14
Lighting Fuel Charge	722 kWh @ \$0.02989/kWh	\$21.58
Florida Gross Receipt Tax		\$1.08
Franchise Fee		\$87.52
Municipal Public Service Tax		\$2.91

### Lighting Charges

**\$1,426.58**

### Total Current Month's Charges

**\$1,426.58**

00000091-0000953-Page 17 of 26

Statement Date: 05/06/2020

Account: 221007764683

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



Current month's charges:	\$1,013.61
Total amount due:	\$1,013.61
Payment Due By:	05/27/2020

## Your Account Summary

Previous Amount Due	\$1,013.61
Payment(s) Received Since Last Statement	-\$1,013.61
<b>Current Month's Charges</b>	<b>\$1,013.61</b>
<b>Total Amount Due</b>	<b>\$1,013.61</b>



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Our free Budget Billing program evens out your bill based on your average monthly usage, so you pay about the same amount every month. Helping you plan more, and stress less. Visit [tampaelectric.com/budgetforhome](http://tampaelectric.com/budgetforhome) 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: 221007764683

Current month's charges:	\$1,013.61
Total amount due:	\$1,013.61
Payment Due By:	05/27/2020

**Amount Enclosed** \$

655087013062

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

6550870130622210077646830000001013611



**Account:** 221007764683  
**Statement Date:** 05/06/2020  
**Current month's charges due** 05/27/2020



## Details of Charges – Service from 04/01/2020 to 04/30/2020

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

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	513 kWh @ \$0.02871/kWh	\$14.73
Fixture & Maintenance Charge	27 Fixtures	\$337.23
Lighting Pole / Wire	27 Poles	\$581.31
Lighting Fuel Charge	513 kWh @ \$0.02989/kWh	\$15.33
Florida Gross Receipt Tax		\$0.77
Franchise Fee		\$62.18
Municipal Public Service Tax		\$2.06
<b>Lighting Charges</b>		<b>\$1,013.61</b>

### Total Current Month's Charges

**\$1,013.61**

00000091-0000956-Page 23 of 26

## Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 19678  
Date 05/11/2020

---

SERVICE	AMOUNT
Audit FYE 09/30/2019	\$ 2,000.00
Current Amount Due	\$ 2,000.00

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

Payment due upon receipt.

**Ventana CDD**MEETING DATE: May 7, 2020DMS Staff Signature Debby Nussel

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	Payment Amount
Jeff Hills	✓	Salary Accepted	\$ 200.00
Chloe Firebaugh	✓	Salary Waived	\$ 0
Nicholas Dister	✓	Salary Accepted	\$ 200.00
Kelly Evans	✓	Salary Waived	\$ 0
Brady Lefere	✓	Salary Waived	\$ 0

JH 050720

# 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	
04/22/20	VENTANA CDD	
Billing Date	Sales Rep	Customer Account
04/22/2020	Deirdre Almeida	99212
Total Amount Due		Ad Number
\$614.00		0000078686

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
04/22/20	04/22/20	0000078686	Times	Legals CLS	Telephonic Meeting	1	2x73 L	\$612.00
04/22/20	04/22/20	0000078686	Tampabay.com	Legals CLS	Telephonic Meeting AffidavitMaterial	1	2x73 L	\$0.00 \$2.00

51300  
4801  
157

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	
04/22/20	VENTANA CDD	
Billing Date	Sales Rep	Customer Account
04/22/2020	Deirdre Almeida	99212
Total Amount Due		Ad Number
\$614.00		0000078686

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

Received

APR 24 2020

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

**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
COUNTY OF Hillsborough


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: Telephonic Meeting** was published in **Tampa Bay Times: 4/22/20** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor 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 04/22/2020



**Signature of Notary Public**

Personally known	X	or produced identification
------------------	---	----------------------------

Type of identification produced

**Notice of Telephonic Meetings of the  
Board of Supervisors of  
the Ventana Community Development District**

Notice is hereby given that, pursuant to Governor DeSantis' Executive Order 20-69 relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, the previously noticed regular meetings, workshops, and/or public hearings of the Board of Supervisors (the "Board") of the Ventana Community Development District (the "District") to be held on the dates and times listed below will now be conducted by telephonic technology and not at the physical location previously noticed:

May 07, 2020	2:00 p.m.
June 04, 2020	2:00 p.m.
July 02, 2020	2:00 p.m.
August 06, 2020	2:00 p.m.
September 03, 2020	2:00 p.m.

In the event Executive Order 20-69 is rescinded or expires the District may cancel any scheduled telephonic meetings or if feasible it may revert to having the meeting at the date, time, and physical location previously noticed. The District will provide updates on its website, [www.ventanocdd.com](http://www.ventanocdd.com) of any such changes as soon as possible.

The Board deems it necessary to hold the above-referenced meetings utilizing telephonic technology to conduct all necessary business properly coming before it. The District fully encourages public participation in its telephonic meeting in an orderly and efficient manner. Anyone wishing to listen to and/or participate during the designated audience comments portion of the meeting may do so by dialing 1-866-906-9330 and entering the following code 4863181.

Pursuant to applicable requirements and guidance relating to COVID-19 the District will not provide any locations where communications media technology facilities will be available. To best facilitate public comments, participants are encouraged to submit questions or comments to the District Manager in advance of the meeting by email. Additional details on how to listen to or participate in the meeting will be available on the District's website. Copies of the agenda will be available on the District's website or by emailing the District Manager at:

debby.nussel@merituscop.com

The District Manager's office can be reached telephonically at 813-873-7300.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and Executive Order 20-69, as may be amended. The meeting may be continued in progress without additional notice to a date, time, and place (either physical, telephonic, or virtual) to be specified on the record at the meeting.

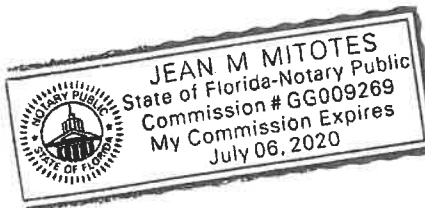
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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.

**Debby Nussel**  
District Manager

Publication date: April 22, 2020

0000078686





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 5720207  
Account Number: 244696000  
Invoice Date: 04/24/2020  
Direct Inquiries To: VALERIE BARRETO  
Phone: 407-835-3804

VENTANA COMMUNITY DEVELOPMENT DIST  
ATTN DISTRICT MANAGER  
2005 PAN AM CIRCLE STE 300  
TAMPA FL 33607

VENTANA CDD SERIES 2018

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

### STATEMENT SUMMARY

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

TOTAL AMOUNT DUE	\$4,148.38
------------------	------------

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

VENTANA CDD SERIES 2018

Invoice Number:	5720207
Account Number:	244696000
Current Due	\$4,148.38
Direct Inquiries To:	VALERIE BARRETO
Phone:	407-835-3804

**Wire Instructions:**

U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 244696000  
Invoice # 5720207  
Attn: Fee Dept St. Paul

**Please mail payments to:**

U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 5720207  
Invoice Date: 04/24/2020  
Account Number: 244696000  
Direct Inquiries To: VALERIE BARRETO  
Phone: 407-835-3804

VENTANA CDD SERIES 2018

Accounts Included 244696000 244696001 244696002 244696003 244696004 244696005  
In This Relationship: 244696006

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,850.00	100.00%	\$3,850.00
<b>Subtotal Administration Fees - In Advance 04/01/2020 - 03/31/2021</b>				<b>\$3,850.00</b>
Incidental Expenses	3,850.00	0.0775		\$298.38
<b>Subtotal Incidental Expenses</b>				<b>\$298.38</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,148.38</b>



## 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 108192	\$ 2,310.00		Pond Mowing - January
First Choice Aquatic Weed Management	48433	826.00		Waterway Service - June
Meritus Districts	9851	3,909.65		Management Services - June
<b>Monthly Contract Sub-Total</b>		<b>\$ 7,045.65</b>		

<b>Variable Contract</b>				
Straley Robin Vericker	18369	\$ 857.10		Professional Services - General - thru 05/15/20
Straley Robin Vericker	18493	576.00	<b>\$ 1,433.10</b>	Professional Services - General - thru 06/15/20
<b>Variable Contract Sub-Total</b>		<b>\$ 1,433.10</b>		

<b>Utilities</b>				
BOCC	6511068430 062320	\$ 105.05		Water Service - thru 06/10/20
Tampa Electric	221007554076 060520	278.94		Electric Service - thru 06/02/20
Tampa Electric	221007754494 060520	156.54		Electric Service - thru 06/02/20
Tampa Electric	221007762638 060520	1,412.22		Electric Service - thru 06/01/20
Tampa Electric	221007764683 060520	1,003.42		Electric Service - thru 06/01/20
Tampa Electric	221007860432 060520	206.59	<b>\$ 3,057.71</b>	Electric Service - thru 06/01/20
<b>Utilities Sub-Total</b>		<b>\$ 3,162.76</b>		

<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		

<b>Additional Services</b>				
First Choice Aquatic Weed	48304	\$ 765.00		Install Rip Rap - 06/04/20



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Management, LLC				
Meritus Districts	9862	300.00		Three Weeks of Landscape Inspections - June
Neptune Multi Services LLC	1006	180.00		Trash Pick Up - 06/19/20
Neptune Multi Services LLC	1007	65.00	<b>\$ 245.00</b>	Street Sign Leaning - 06/24/20
Site Masters of Florida, LLC	061720 1	400.00		Removed Sidewalk - 06/17/20
Spearem Enterprises, LLC	4236	300.00		Cleaned Up Trash - 06/02/20
<b>Additional Services Sub-Total</b>		<b>\$ 2,010.00</b>		

<b>TOTAL:</b>	<b>\$ 13,651.51</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 #
6/1/2020	10-108192

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 January			2,310.00		2,310.00
<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.

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

53900  
4604  
122  
SR



## Service Report

Customer: Ventana

Date: 6/25/2020

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, 2, 3	✓	✓	✓				✓				N/A	NORM	N/A	Good
4, 6, 7	✓	✓	✓				✓				↓	↓	↓	↓
5	✓	✓	✓				✓	✓			↓	↓	↓	↓
9	✓	✓	✓				✓				↓	↓	↓	↓

Comments: Mig Fly treatment on ponds #1, #2, #3, #4  
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


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

# INVOICE

Invoice Number: 9851  
Invoice Date: Jun 1, 2020  
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		6/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - June		3,750.00
		Website Administration		125.00
		Postage - April		34.65
		/		
				

Subtotal	3,909.65
Sales Tax	
Total Invoice Amount	3,909.65
Payment/Credit Applied	
<b>TOTAL</b>	<b>3,909.65</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

May 26, 2020

Client: 001470

Matter: 000001

Invoice #: 18369

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2020

### SERVICES

Date	Person	Description of Services	Hours
4/16/2020	LB	REVIEW EMAIL FROM B. CRUTCHFIELD RE BUDGET FOR FY 2020/2021; DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING RE FY 2020/2021.	0.6
4/20/2020	LB	WORK ON RESOLUTION RESCINDING PRIOR INVESTMENT POLICIES AND ELECTING TO USE STATUTORY DEFAULT INVESTMENT POLICIES.	0.2
4/22/2020	JMV	TELEPHONE CALL WITH T. STEWART RE: COMMON AREA TRACTS; REVIEW PROPERTY APPRAISER INFORMATION.	0.4
4/23/2020	LB	REVIEW MEETING DATES AND DETERMINE MEETING FOR ADOPTING RESOLUTION SCHEDULING LANDOWNER'S ELECTION.	0.1
4/28/2020	JMV	PREPARE INVESTMENT POLICY RESOLUTION.	0.3
4/28/2020	JMV	PREPARE LANDOWNER ELECTION RESOLUTION.	0.3
4/28/2020	LB	PREPARE DRAFT RESOLUTION AND RELATED EXHIBITS FOR LANDOWNERS ELECTION AND MEETING; FINALIZE RESOLUTION RE INVESTMENT POLICY, RESOLUTION RE FY 2020/2021 BUDGET AND SETTING PUBLIC HEARING ON SAME AND RESOLUTION RE LANDOWNERS ELECTION; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING RESOLUTIONS FOR BOARD MEETING.	0.8
5/6/2020	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3

May 26, 2020

Client: 001470

Matter: 000001

Invoice #: 18369

Page: 2

**SERVICES**

Date	Person	Description of Services	Hours	
5/7/2020	KMS	REVIEW AGENDA; PREPARE FOR AND ATTEND BOARD OF SUPERVISORS MEETING VIA CONFERENCE CALL.	0.7	
5/7/2020	LB	OFFICE CONFERENCE WITH K. SCHALTER AND EMAIL TO D. NUSSEL RE STATUS OF APPROVING RESOLUTION TO APPROVE PROPOSED BUDGET AND SET PUBLIC HEARING.	0.1	
5/8/2020	LB	REVIEW EMAIL FROM D. NUSSEL RE BOARD ADOPTED RESOLUTION TO APPROVE PROPOSED BUDGET UNTIL JUNE 4TH MEETING; UPDATE FILE NOTES RE SAME.	0.1	
Total Professional Services			3.9	\$856.50

**PERSON RECAP**

Person		Hours	Amount
JMV	John M. Vericker	1.3	\$396.50
KMS	Kristen M. Schalter	0.7	\$175.00
LB	Lynn Butler	1.9	\$285.00

**DISBURSEMENTS**

Date	Description of Disbursements	Amount
5/15/2020	Photocopies (4 @ \$0.15)	\$0.60
Total Disbursements		\$0.60

May 26, 2020

Client: 001470

Matter: 000001

Invoice #: 18369

Page: 3

Total Services	\$856.50	
Total Disbursements	\$0.60	
Total Current Charges		\$857.10

**PAY THIS AMOUNT**

**\$857.10**

*Please Include Invoice Number on all Correspondence*

51400  
3107  
DN



# 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

June 18, 2020

Client: 001470

Matter: 000001

Invoice #: 18493

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2020

## SERVICES

Date	Person	Description of Services	Hours	
5/29/2020	JMV	REVIEW COMMUNICATION FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.2	
6/4/2020	LB	REVIEW PROPOSED BUDGET FOR FY 2020/2021; PREPARE DRAFT PUBLICATION ADS (FIRST AND SECOND RUN PUBLICATIONS) RE: PUBLIC HEARING ON O&M BUDGET AND ASSESSMENTS FOR FY 2020/2021; PREPARE DRAFT MAILED NOTICE LETTER RE INCREASE IN O&M ASSESSMENTS FOR FY 2020/2021.	1.2	
6/8/2020	JMV	PREPARE LEGAL NOTICE FOR CDD BOARD MEETING.	0.6	
6/8/2020	LB	FINALIZE MAILED NOTICE LETTER AND PUBLICATIONS RE FY 2020/2021 BUDGET; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME.	0.2	
6/15/2020	JMV	TELEPHONE CALL FROM T. STEWART; REVIEW COMMUNICATION FROM CDD AUDITOR; PREPARE UPDATED DISTRICT COUNSEL RESPONSE NOTICE.	0.4	
Total Professional Services			2.6	\$576.00

## PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	1.2	\$366.00
LB	Lynn Butler	1.4	\$210.00

June 18, 2020

Client: 001470

Matter: 000001

Invoice #: 18493

Page: 2

Total Services	\$576.00	
Total Disbursements	\$0.00	
Total Current Charges		\$576.00

**PAY THIS AMOUNT**

**\$576.00**

*Please Include Invoice Number on all Correspondence*

51400  
3107  
130  
BN



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
VENTANA CDD	6511068430	06/23/2020	07/14/2020

Service Address: 11101 VENTANA GROVES DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61056880	05/12/2020	285	06/10/2020	342	5700	ESTIMATED	WATER

#### Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$16.70
Water Base Charge	\$15.33
Water Usage Charge	\$4.28
Sewer Base Charge	\$37.08
Sewer Usage Charge	\$27.25
<b>Total Service Address Charges</b>	<b>\$105.05</b>

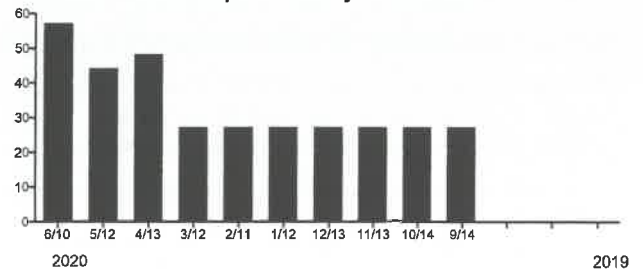
#### Summary of Account Charges

Previous Balance	\$94.04
Net Payments - Thank You	(\$94.04)
<b>Total Account Charges</b>	<b>\$105.05</b>
<b>AMOUNT DUE</b>	<b>\$105.05</b>

#### Important Message

The 2019 Water Quality Report is now available online at [HCFLGov.net/WaterQualityReport](http://HCFLGov.net/WaterQualityReport). To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

Consumption History x 100 Gallons



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6511068430

Hillsborough  
County Florida

#### ELECTRONIC PAYMENTS BY CHECK OR

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



**THANK YOU!**



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

**Received**  
JUN 29 2020

DUE DATE	07/14/2020
AMOUNT DUE	\$105.05
AMOUNT PAID	

0065110684308

00000105056



# ACCOUNT INVOICE

tampaelectric.com



Statement Date: 06/05/2020  
Account: 221007554076

VENTANA COMMUNITY DEVELOPMENT DISTRICT  
10370 SYMMES RD  
RIVERVIEW, FL 33578



Current month's charges:	\$278.94
Total amount due:	\$278.94
Payment Due By:	06/26/2020

## Your Account Summary

Previous Amount Due	\$345.77
Payment(s) Received Since Last Statement	-\$345.77
<b>Current Month's Charges</b>	<b>\$278.94</b>
<b>Total Amount Due</b>	<b>\$278.94</b>

**A one-stop shop to manage your account.**  
Do it all from the palm of your hand.



- Check the status of your account
- Review balance due
- Pull up billing & payment history
- Monitor your energy use
- Sign up for programs

Log in at [tecoaccount.com](http://tecoaccount.com) today!

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

As hurricane season begins, maintaining reliable electric service is even more important. That's why Tampa Electric completed nearly \$60M in reliability-improvement projects during the past year. More reliability for you and one less worry during the months ahead.

Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability).

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:	\$278.94
Total amount due:	\$278.94
Payment Due By:	06/26/2020

Amount Enclosed \$

671136365451

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

6711363654512210075540760000000278947

**Account:** 221007554076  
**Statement Date:** 06/05/2020  
**Current month's charges due** 06/26/2020



## Details of Charges – Service from 05/02/2020 to 06/02/2020

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	06/02/2020	21,837		18,305		3,532 kWh	1	32 Days

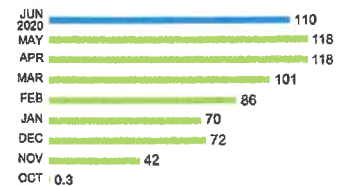
Basic Service Charge		\$18.06
Energy Charge	3,532 kWh @ \$0.05991/kWh	\$211.60
Fuel Charge	3,532 kWh @ \$0.02638/kWh	\$93.17
COVID-19 Fuel Credit		-\$50.86
Florida Gross Receipt Tax		\$6.97
<b>Electric Service Cost</b>		<b>\$278.94</b>

**Total Current Month's Charges**

**\$278.94**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



## Important Messages

### LOWER BILLS – AGAIN!

The unprecedented circumstances of the coronavirus pandemic and lower fuel costs led Tampa Electric to seek approval from the Florida Public Service Commission to lower Tampa Electric bills. All customers will see a COVID-19 fuel credit on their bills in June through August. Residential customers will see a 20 percent reduction on summer bills, including an estimated \$90 savings through December. Commercial and industrial customers can expect a total bill reduction of up to 14 to 20 percent, depending on usage and rate class through December. Tampa Electric's bills continue to be among the lowest in Florida and are more than 20 percent below the national average.

### COVID-19 Update

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## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 06/05/2020  
Account: 221007754494

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



Current month's charges:	\$156.54
Total amount due:	\$156.54
Payment Due By:	06/26/2020

### Your Account Summary

Previous Amount Due	\$188.30
Payment(s) Received Since Last Statement	-\$188.30
<b>Current Month's Charges</b>	<b>\$156.54</b>
<b>Total Amount Due</b>	<b>\$156.54</b>

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**Log in at [tecoaccount.com](http://tecoaccount.com) today!**

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

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That's why Tampa Electric completed nearly \$60M in reliability-improvement projects during the  
past year. More reliability for you and one less worry during the months ahead.

Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability).

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



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007754494

Current month's charges:	\$156.54
Total amount due:	\$156.54
Payment Due By:	06/26/2020

**Amount Enclosed** \$

666198102659

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**  
**JUN 11 2020**

6661981026592210077544940000000156545



**Account:** 221007754494  
**Statement Date:** 06/05/2020  
**Current month's charges due** 06/26/2020



## Details of Charges – Service from 05/02/2020 to 06/02/2020

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

Rate Schedule: General Service - Non Demand

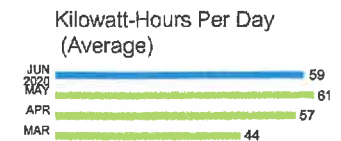
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K64274	06/02/2020	6,075		4,203		1,872 kWh	1	32 Days

Basic Service Charge		\$18.06
Energy Charge	1,872 kWh @ \$0.05991/kWh	\$112.15
Fuel Charge	1,872 kWh @ \$0.02638/kWh	\$49.38
COVID-19 Fuel Credit		-\$26.96
Florida Gross Receipt Tax		\$3.91
<b>Electric Service Cost</b>		<b>\$156.54</b>

**Total Current Month's Charges**

**\$156.54**

### Tampa Electric Usage History



00000087-0000918-Page 5 of 18

## Important Messages

### LOWER BILLS – AGAIN!

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Statement Date: 06/05/2020

Account: 221007762638

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



Current month's charges:	\$1,412.22
Total amount due:	\$1,412.22
Payment Due By:	06/26/2020

**Your Account Summary**

Previous Amount Due	\$1,426.58
Payment(s) Received Since Last Statement	-\$1,426.58
<b>Current Month's Charges</b>	<b>\$1,412.22</b>
<b>Total Amount Due</b>	<b>\$1,412.22</b>

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Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability).

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



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221007762638

Current month's charges:	\$1,412.22
Total amount due:	\$1,412.22
Payment Due By:	06/26/2020

**Amount Enclosed** \$

687185724923

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

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



**Account:** 221007762638  
**Statement Date:** 06/05/2020  
**Current month's charges due** 06/26/2020



## Details of Charges – Service from 05/01/2020 to 06/01/2020

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

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	722 kWh @ \$0.02866/kWh	\$20.69
Fixture & Maintenance Charge	38 Fixtures	\$474.62
Lighting Pole / Wire	38 Poles	\$818.14
Lighting Fuel Charge	722 kWh @ \$0.02614/kWh	\$18.87
COVID-19 Lighting Fuel Credit		-\$10.30
Florida Gross Receipt Tax		\$0.75
Franchise Fee		\$86.64
Municipal Public Service Tax		\$2.81

**Lighting Charges** **\$1,412.22**

**Total Current Month's Charges** **\$1,412.22**

## Important Messages

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## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 06/05/2020  
Account: 221007764683

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



Current month's charges:	\$1,003.42
Total amount due:	\$1,003.42
Payment Due By:	06/26/2020

### Your Account Summary

Previous Amount Due	\$1,013.61
Payment(s) Received Since Last Statement	-\$1,013.61
<b>Current Month's Charges</b>	<b>\$1,003.42</b>
<b>Total Amount Due</b>	<b>\$1,003.42</b>

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007764683

Current month's charges:	\$1,003.42
Total amount due:	\$1,003.42
Payment Due By:	06/26/2020
<b>Amount Enclosed</b>	<b>\$</b>

687185724924

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

6871857249242210077646830000001003427

**Account:** 221007764683  
**Statement Date:** 06/05/2020  
**Current month's charges due** 06/26/2020



## Details of Charges – Service from 05/01/2020 to 06/01/2020

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

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	513 kWh @ \$0.02866/kWh	\$14.70
Fixture & Maintenance Charge	27 Fixtures	\$337.23
Lighting Pole / Wire	27 Poles	\$581.31
Lighting Fuel Charge	513 kWh @ \$0.02614/kWh	\$13.41
COVID-19 Lighting Fuel Credit		-\$7.32
Florida Gross Receipt Tax		\$0.53
Franchise Fee		\$61.56
Municipal Public Service Tax		\$2.00

**Lighting Charges** **\$1,003.42**

**Total Current Month's Charges** **\$1,003.42**

## Important Messages

### LOWER BILLS – AGAIN!

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Statement Date: 06/05/2020

Account: 221007860432

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

Current month's charges:	\$206.59
Total amount due:	\$206.59
Payment Due By:	06/26/2020

**Your Account Summary**

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
<b>Current Month's Charges</b>	<b>\$206.59</b>
<b>Total Amount Due</b>	<b>\$206.59</b>

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Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability).

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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221007860432

Current month's charges:	\$206.59
Total amount due:	\$206.59
Payment Due By:	06/26/2020
<b>Amount Enclosed</b>	<b>\$</b>

668667235637

00005582 01 SP 0.56 33607 FTECO106052023563610 00000 03 01000000 016 03 17154 002



VENTANA COMMUNITY DEVELOPMENT DISTRICT  
2008 PAN AM CIRCLE STE 120  
TAMPA, FL 33607

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

**Received**

**JUN 12 2020**



## Contact Information

### Residential Customer Care

813-223-0800 (Hillsborough County)  
863-299-0800 (Polk County)  
888-223-0800 (All other counties)

### Commercial Customer Care

866-832-6249

### Hearing Impaired/TTY

711

### Power Outages Toll-Free

877-588-1010

### Energy-Saving Programs

813-275-3909

### Mail Payments to

TECO  
P.O. Box 31318  
Tampa, FL 33631-3318

### All Other Correspondence

Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Understanding Your Electric Charges

**Average kWh per day** – The average amount of electricity purchased per day.

**Basic Service Charge** – A fixed monthly amount that covers the cost to provide service to your location.

**Bright Choices™** – The number of leased light fixtures and/or poles and associated fees and charges.

**Budget Billing** – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

**Energy Charge** – The cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

**Estimated** – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

**Fuel Charge** – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

**Kilowatt-Hours (kWh)** – The basic measurement of electric energy use.

**Late Payment Charge** – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

**Municipal Public Service Tax** – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

**Past Due** – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Share** – A program co-sponsored by Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

**Sun Select™** – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

**Sun to Go™** – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

**Total Amount Due** – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

**Zap Cap Systems™** – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit [tampaelectric.com](http://tampaelectric.com).

### Your payment options are:

- Schedule free one-time or recurring payments at [tecoaccount.com](http://tecoaccount.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at [tampaelectric.com](http://tampaelectric.com).
- Pay by credit card using KUBRA EZ-PAY at [tecoaccount.com](http://tecoaccount.com) or by calling 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

**Please note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will not relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Por favor, visite [tampaelectric.com](http://tampaelectric.com) para ver esta información en español.



**Account:** 221007860432  
**Statement Date:** 06/05/2020  
**Current month's charges due** 06/26/2020

## Details of Charges – Service from 05/20/2020 to 06/01/2020

Service for: SYMMES RD AND VENTANA BLVD, LIGHTS, RIVERVIEW, FL 33578 **Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 13 days

Lighting Energy Charge	129 kWh @ \$0.02866/kWh	\$3.70
Fixture & Maintenance Charge	11 Fixtures	\$70.12
Lighting Pole / Wire	11 Poles	\$102.63
Lighting Fuel Charge	129 kWh @ \$0.02614/kWh	\$3.37
COVID-19 Lighting Fuel Credit		-\$1.84
Florida Gross Receipt Tax		\$0.13
Franchise Fee		\$11.67
Municipal Public Service Tax		\$0.50
State Tax		\$16.31
<b>Lighting Charges</b>		<b>\$206.59</b>

**Total Current Month's Charges**

**\$206.59**

## Important Messages

### Welcome to Tampa Electric!

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

### LOWER BILLS – AGAIN!

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### 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.

### COVID-19 Update

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# YOU CAN COUNT ON US.

Our plans for hurricane season include preparing for restoration while maintaining social distances and recommended hygiene measures. We hope you and your family stay safe too.

## Here's what you can do if your service is interrupted:

**Report an outage** using one of these convenient options:

- Visit **tampaelectric.com/outagemap** to report an outage, learn the cause and restoration status and receive updates;
- Log in to **tecoaccount.com** and report your outage with one click;
- Text OUT to **35069** from the number associated with your account; or
- Call **1-877-588-1010**.

**Get free Power Updates<sup>SM</sup>** \* Sign up for texts, emails and phone calls about your service and other important information at **tampaelectric.com/powerupdates**.

**Update your account.** When you update the number associated with your account, our outage reporting system can recognize the number when you call or text.

Prepare by doing this today at **tecoaccount.com/AccountHolderInfo**.

\*Message and data rates may apply.

TEC050820

# LOWER BILLS. AGAIN!

The unprecedented circumstances of the coronavirus pandemic and lower fuel costs led Tampa Electric to seek approval from the Florida Public Service Commission to lower Tampa Electric bills.

**Customers will see a COVID-19 fuel credit on their bills in June through August.**

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**Commercial and Industrial customers can expect a total bill reduction of up to 14 to 20 percent,** depending on usage and rate class through December.

**Tampa Electric's bills continue to be among the lowest in Florida and are more than 20 percent below the national average.**

↓ **20%  
LOWER**



First Choice Aquatic Weed Management, LLC

P.O. Box 593258  
Orlando, FL 32859

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

# Invoice

Date	Invoice #
6/4/2020	48304

**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	7/4/2020

Description	Amount
3 yards of Rip Rap along the bank of Pond 8 associated with Ventana CDD. Completed 06/04/2020.	340.00
Labor to install the Rip Rap - 2 men	425.00

Thank you for your business.

<b>Total</b>	\$765.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$765.00

539.00  
450.9  
144  
152



2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

# INVOICE

Invoice Number: 9862  
Invoice Date: Jun 1, 2020  
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		6/1/20

Quantity	Item	Description	Unit Price	Amount
4.00		Three weeks of landscape inspections - June	75.00	300.00

Subtotal	300.00
Sales Tax	
Total Invoice Amount	300.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>300.00</b>

# Neptune Multi Services LLC

11423 Crestlake Village Dr  
Riverview Fl, 33569  
Phone: (813) 325-7684

## INVOICE

INVOICE #	DATE
1006	6/19/2020

### BILL TO

Ventana CDD

2005 Pam am circle suite 300  
Tampa Fl, 33602  
Debby.nussel@merituscorp.com

DESCRIPTION	AMOUNT
Property trash pick up (Ventana Subdivision) Riverview  3hr x \$60	\$180
<i>Thank you for your business!</i>	<b>TOTAL \$ 180.00</b>

If you have any questions about this invoice, please contact  
[Neptune Services, 813-325-7684,]

539.00  
4419  
DN



Neptune Multi Services LLC  
11423 Crestlake village dr  
Riverview Fl 33569  
813-325-7684

# INVOICE

INVOICE #	DATE
1007	6/24/2020

**BILL TO**

Ventana CDD  
Meritus corp.  
2005 Pan am circle suite 300  
Riverview Fl 33607  
813-873-7070  
Debby.nussel@merituscorp.com

DESCRIPTION	AMOUNT
Service request for (Ventana CDD subdivision)	
Description	
Street sign leaning to the side	
Labor	
1hr x \$65	\$65.00
53900 4419	
Thank you for your business!	<b>TOTAL \$65.00</b>

If you have any questions about this invoice, please contact us [neptunemts@gmail.com](mailto:neptunemts@gmail.com)

DN

Site Masters of Florida, LLC  
5551 Bloomfield Blvd.  
Lakeland, FL 33810  
(813)917-9567

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INVOICE  
#061720-1

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

Date: June 17, 2020

Removed 2 panels of sidewalk which had  
settled due to leaking storm structure.

Placed soil to re-fill eroded area.

**TOTAL DUE \$400**

539.00  
4419  
148  
SM

**Spearem Enterprises, LLC**

18865 state rd 54 ste 122

land o lakes, FL 33558

(727) 237-2316

spearem.jmb@gmail.com



# INVOICE

**BILL TO**

Ventana CDD

Meritus

2005 Pan Am Circle Suite 300

Tampa, FL 33607

**INVOICE #** 4236**DATE** 06/02/2020**DUE DATE** 06/17/2020**TERMS** Net 15

DESCRIPTION	QTY	RATE	AMOUNT
<b>Labor</b> Cleaned up trash/debris along main drive, entire perimeter, both ponds at entry. Please note that there were numerous tires, couches, beds, 26 bags of trash. Items filled 16 ft. trailer. Cost includes labor and disposal fee.	1	300.00	300.00

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

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

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

**BALANCE DUE****\$300.00**

53900  
4619  
JMB

# Ventana Community Development District

Financial Statements  
(Unaudited)

Period Ending  
June 30, 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 6/30/2020  
(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)	154,049	0	0	0	0	154,049
Investment-Revenue 2018 (6000)	0	325,039	0	0	0	325,039
Investment-Interest 2018 (6001)	0	0	0	0	0	0
Investment-Sinking 2018 (6002)	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	958,793	0	0	958,793
Investment-Cost of Issuance 2018 (6007)	0	0	0	0	0	0
Accounts Receivable - Other	0	0	114,985	0	0	114,985
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	3,114	0	0	0	0	3,114
Deposits	93	0	0	0	0	93
Construction Work in Progress	0	0	0	12,908,465	0	12,908,465
Amount Avail-Debt Service	0	0	0	0	1,064,825	1,064,825
Amount To Be Provided-Debt Service	0	0	0	0	15,110,175	15,110,175
Other	0	0	0	0	0	0
<b>Total Assets</b>	<b>157,256</b>	<b>1,123,901</b>	<b>1,073,802</b>	<b>12,908,465</b>	<b>16,175,000</b>	<b>31,438,424</b>
<b>Liabilities</b>						
Accounts Payable	6,181	0	0	0	0	6,181
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
Due To Developer	1,907	0	0	0	0	1,907
Other Current Liabilities	0	0	0	0	0	0
Revenue Bonds Payable - 2018	0	0	0	0	16,175,000	16,175,000
<b>Total Liabilities</b>	<b>8,088</b>	<b>0</b>	<b>49,481</b>	<b>0</b>	<b>16,175,000</b>	<b>16,232,569</b>
<b>Fund Equity &amp; Other Credits</b>						
Retained Earnings-All Other Reserves	0	1,065,386	4,286,933	0	0	5,352,318
Fund Balance-Unreserved	201	0	0	0	0	201
Investment in General Fixed Assets	0	0	0	12,908,465	0	12,908,465
Other	148,967	58,516	(3,262,612)	0	0	(3,055,129)
<b>Total Fund Equity &amp; Other Credits</b>	<b>149,168</b>	<b>1,123,901</b>	<b>1,024,321</b>	<b>12,908,465</b>	<b>0</b>	<b>15,205,855</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>157,256</b>	<b>1,123,901</b>	<b>1,073,802</b>	<b>12,908,465</b>	<b>16,175,000</b>	<b>31,438,424</b>

# Ventana CDD

## Balance Sheet

As of 6/30/2020  
(In Whole Numbers)

General Fund	Debt Service Fund - Series 2018	Capital Projects Fund - Series 2018	General Fixed Assets	General Long-Term Debt	Total



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

001 - General Fund  
From 10/1/2019 Through 6/30/2020  
(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	208,340	318	0 %
O&M Assmts-Off Roll	132,540	95,880	(36,660)	(28)%
Interest Earnings				
Interest Earnings	0	1	1	0 %
Total Revenues	<u>340,562</u>	<u>304,221</u>	<u>(36,341)</u>	<u>(11)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	0	400	(400)	0 %
Financial & Administrative				
District Manager	45,000	33,750	11,250	25 %
District Engineer	3,000	2,847	153	5 %
Disclosure Report	4,200	2,100	2,100	50 %
Trustee Fees	4,300	3,108	1,192	28 %
Auditing Services	5,000	4,000	1,000	20 %
Postage, Phone, Faxes, Copies	500	70	430	86 %
Public Officials Insurance	1,800	2,250	(450)	(25)%
Legal Advertising	1,500	4,579	(3,079)	(205)%
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	375	175	200	53 %
Website Maintenance	1,500	2,625	(1,125)	(75)%
Legal Counsel				
District Counsel	7,000	6,336	664	9 %
Electric Utility Services				
Electric Utility Services	100,000	11,693	88,307	88 %
Garbage/Solid Waste Control Services				
Garbage Collection	3,759	0	3,759	100 %
Water-Sewer Combination Services				
Water Utility Services	8,000	866	7,134	89 %
Other Physical Environment				
Property & Casualty Insurance	10,500	2,750	7,750	74 %
Waterway Management Program	15,000	8,199	6,801	45 %
Landscape Maintenance-Contract	96,878	68,560	28,318	29 %
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	945	6,055	87 %
Total Expenditures	<u>340,562</u>	<u>155,254</u>	<u>185,308</u>	<u>54 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>148,967</u>	<u>148,967</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	0	201	201	0 %
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>149,168</u>	<u>149,168</u>	<u>0 %</u>

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

200 - Debt Service Fund - Series 2018  
From 10/1/2019 Through 6/30/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
DS Assmts-Tax Roll	1,062,256	651,617	(410,639)	(39)%
DS Assmts-Off Roll	0	327,956	327,956	0 %
DS Assmts-Developer	0	145,409	145,409	0 %
Interest Earnings				
Interest Earnings	0	890	890	0 %
Total Revenues	<u>1,062,256</u>	<u>1,125,872</u>	<u>63,616</u>	<u>6 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	807,256	812,356	(5,100)	(1)%
Principal	<u>255,000</u>	<u>255,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>1,062,256</u>	<u>1,067,356</u>	<u>(5,100)</u>	<u>(0)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>58,516</u>	<u>58,516</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>1,123,901</u>	<u>1,123,901</u>	<u>0 %</u>

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

300 - Capital Projects Fund - Series 2018  
From 10/1/2019 Through 6/30/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,770	2,770	0 %
Total Revenues	0	2,770	2,770	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	3,265,382	(3,265,382)	0 %
Total Expenditures	0	3,265,382	(3,265,382)	0 %
Excess of Revenues Over (Under) Expenditures	0	(3,262,612)	(3,262,612)	0 %
Fund Balance, Beginning of Period	0	4,286,933	4,286,933	0 %
Fund Balance, End of Period	0	1,024,321	1,024,321	0 %

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

900 - General Fixed Assets  
From 10/1/2019 Through 6/30/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	12,908,465	12,908,465	0 %
Fund Balance, End of Period	<u>0</u>	<u>12,908,465</u>	<u>9,595,279</u>	<u>0 %</u>

Ventana CDD  
Reconcile Cash Accounts

Summary

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

Reconciliation ID: 06/30/20

Reconciliation Date: 6/30/2020

Status: Locked

Bank Balance	121,529.41
Less Outstanding Checks/Vouchers	4,140.82
Plus Deposits in Transit	36,660.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	154,048.59
Balance Per Books	<u>154,048.59</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: 06/30/20

Reconciliation Date: 6/30/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1155	6/11/2020	Series 2018 FY20 Tax Dist ID 478	1,262.82	Ventana CDD
1157	6/22/2020	FY2020 O&M assessments partial refund	2,478.00	Lennar Homes, LLC
1159	6/25/2020	System Generated Check/Voucher	400.00	Site Masters of Florida
Outstanding Checks/Vouchers			4,140.82	

Ventana CDD  
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 06/30/20

Reconciliation Date: 6/30/2020

Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	122138	6/29/2020	FY20 Assessments - 06.29.20	36,660.00
Outstanding Deposits				36,660.00

Ventana CDD  
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 06/30/20

Reconciliation Date: 6/30/2020

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1147	5/21/2020	System Generated Check/Voucher	200.00	Nicholas J. Dister
1148	6/1/2020	System Generated Check/Voucher	94.04	Water Resource Services
1149	6/1/2020	System Generated Check/Voucher	3,909.65	Meritus Districts
1150	6/4/2020	System Generated Check/Voucher	300.00	Meritus Districts
1151	6/4/2020	System Generated Check/Voucher	300.00	Spearem Enterprises, LLC
1152	6/4/2020	System Generated Check/Voucher	857.10	Straley Robin Vericker
1153	6/11/2020	System Generated Check/Voucher	765.00	First Choice Aquatic Weed
1154	6/11/2020	System Generated Check/Voucher	2,310.00	Cornestone Solution Group
1156	6/18/2020	System Generated Check/Voucher	3,057.71	Tampa Electric
1158	6/25/2020	System Generated Check/Voucher	245.00	Pedro Cruz
1160	6/25/2020	System Generated Check/Voucher	576.00	Straley Robin Vericker
Cleared Checks/Vouchers			12,614.50	



Ventana CDD  
Reconcile Cash Accounts

Detail

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

Reconciliation ID: 06/30/20

Reconciliation Date: 6/30/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR080	6/11/2020	Tax Distribution - 06.11.20	1,666.58
	001	6/30/2020	Off Roll - 06.29.20	<u>0.00</u>
Cleared Deposits				<u><u>1,666.58</u></u>