

Ventana Community Development District

Board of Supervisors

Juan Carlos Reyes, Chairperson
Kelly Garcia, Vice Chairperson
James Jones, Assistant Secretary
Gregory Creel, Assistant Secretary
Martha Rockovich, Assistant Secretary

District Staff

Lisa Castoria, District Manager
Whitney Sousa, District Counsel
Robert Dvorack, District Engineer
Ibtissam (Sam) Bakkar, On-Site Clubhouse Manager
Paul Young, Field Manager

Regular Meeting Agenda

Wednesday, July 16, 2025, at 6:00 p.m.

Google Meeting Information

Video call link: <https://meet.google.com/vtv-xzbs-okw>

1. Call to Order/Roll Call

2. Pledge of Allegiance

3. Audience Comment *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

4. Staff Report

- A. Advanced Aquatics Waterway/Ponds Inspection Report Page 5
- B. Field Inspection Report Page 14
 - i. Ventana CDD Field Inspection Report
 - ii. Enclave at Ventana Field Inspection Report
- C. Landscape Report
- D. Irrigation Report
- E. District Engineer
 - i. Update on Ponds 8 & 10 Erosion
- F. District Counsel
- G. District Manager
- H. Onsite Manager Page 30
 - i. Project Status Report – On-site Project Tracker

5. Business Items

- A. Consideration of Resolution 2025-07; Amending Date of Budget Hearing Page 35
- B. Consideration of Resolution 2025-08; Adopting a Temporary Access Policy and Form of Temporary Construction Access License Agreement Page 37
- C. Consideration of A-Quality Pool Maintenance Proposal Page 45
- D. Consideration of Electrical Repairs Proposal Page 55
- E. Consideration of Commercial Door Proposals Page 57
- F. Discussion on District Credit Card Request
- G. Discussion on Resident Communication Letter Page 61
- H. Discussion on Geocaching Liability Page 63
- I. Consideration of Ditch Clean-out and Maintenance Proposals Page 66
- J. Discussion on Clubhouse Events
- K. Consideration of Yellowstone Proposals Page 70
- L. Consideration of Orkin Snake Program Proposal Page 83
- M. Discussion on Revised FY 2026 Proposed Budget Page 93
- N. Discussion on Supervisor Emails
- O. Discussion on Security Officer Incident
- P. Discussion on Street Sign Repairs *(under separate cover)*
- Q. Consideration of Sidewalk Extension Proposals Page 119
- R. Discussion on Pool Hours and Signage
- S. Consideration of Admiral Pool Furniture Repair Proposal Page 133
- T. Consideration of Inframark Maintenance Proposals Page 136

The next Public Hearing meeting is scheduled for Wednesday, August 20, 2025, at 6:00 p.m.

6. Consent Agenda Items

- A. Consideration of Minutes of June 11, 2025, Regular Meeting Page 140
- B. Consideration of Operation and Maintenance Expenditures May 2025 Page 145
- C. Acceptance of the Financials and Approval of the Check Register for May 2025 Page 212
- D. Ratification of Termination of Spearem for Dog Station Service
- E. Ratification of Aquality Pool Maintenance Interim Service

7. Supervisors' Requests or Comments

8. Audience Comments *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

9. Adjournment

Fourth Order of Business

4A



Ventana Community Development District Waterway Inspection Report



Reason for Inspection:
Quality Assurance

Inspection Date:

7/3/2025

Prepared for:
Ventana
Community Development District

Prepared by:
Jacob Adams, Project Manager & Biologist

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



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Site Assessments

Pond 1

Comments:

Site Looks Good

Pond 1 continues to look good. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has elevated to a normal level.

Minor amount of trash was observed in just a few spots around the perimeter.



Pond 2

Comments:

Site Looks Good

Pond 2 looks great. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is currently at a normal level.



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Site Assessments

Pond 3

Comments:

Site Looks Good

Pond 3 looks good. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level on Pond 3 has remained low.

Minor trash was observed in a few spots around the shoreline perimeter.



Pond 4

Comments:

Site Looks Good

Pond 4 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has elevated to a normal level.



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Site Assessments

Pond 5

Comments:

Site Looks Good

Pond 5 looks good. No issues observed with algae, submersed weeds, and shoreline weeds.



Pond 6

Comments:

Site Looks Good

Pond 6 looks great. A minor growth of Slender Spike Rush around the perimeter was treated previously and positive results were observed. No issues were observed with algae, submersed weeds, or shoreline weeds.



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Site Assessments

Pond 7

Comments:

Site Looks Good

Pond 7 looks good. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 8

Comments:

Normal Growth Observed

The water level has elevated and is near a normal level. A minor amount of shoreline weeds are present around the shoreline perimeter near the top of the high water mark. These will be targeted during the next visit. No issues observed with algae or submersed weeds. Erosion issue and cracked inflow apron still present.



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Site Assessments

Pond 9

Comments:

Site Looks Good

The water level on pond 9 has elevated to a normal level. Shoreline grasses and weeds were previously treated and no issues with algae, submersed weeds, or shoreline weeds were observed.



Pond 10

Comments:

Site Looks Good

The water level has elevated in comparison to previous months, but still remains at a low level. A minor amount of shoreline weeds were observed. Some of these shoreline weeds present were previously treated and show signs of decomposition, and some are new growth that will be targeted for treatment.



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Map



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4Bi.



Paul Young
District Field Inspector

VENTANA CDD

Field Inspection Report - June - Yellowstone

Thursday, June 26, 2025

Prepared For Board of Supervisors

25 Items Identified

ITEM 1 - CONE GROVE ROAD ENTRANCE



ITEM 2 - CONE GROVE ROAD

Assigned To: Yellowstone

- 1). Bushes are trimmed evenly.
- 2). Exercise the Best Management Practices and remove excess clippings
- 3). Manage weed control in all areas



ITEM 3 - CONE GROVE

Assigned To: Yellowstone

Provide an estimate to hard trim the Palmetto bushes overtaking the landscape.



ITEM 4 - CONE GROVE

Assigned To: Yellowstone

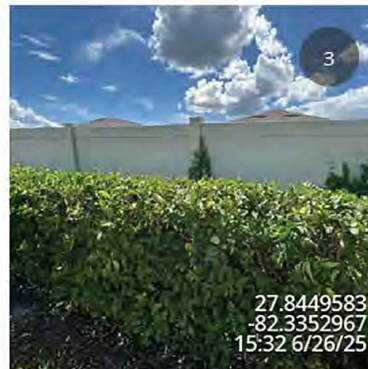
- 1). Edging must be applied to both sidewalk edges as well as the curb.
- 3). Weeds have overtaken the Cardboard Palms.



ITEM 5 - VENTANA AT CONE GROVE

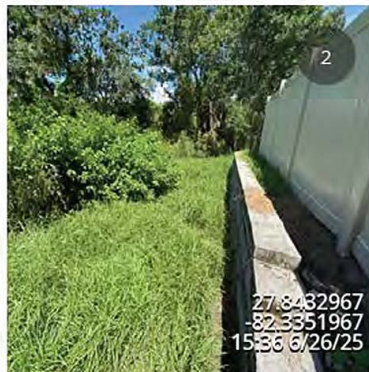
Assigned To: Yellowstone

- 1). During normal detailing, ensure the team removes weeds as they move throughout trimming the property.
- 2). Pull vines growing on fences.



ITEM 6 - EASEMENT BEHIND GREEN HARVEST DRIVE

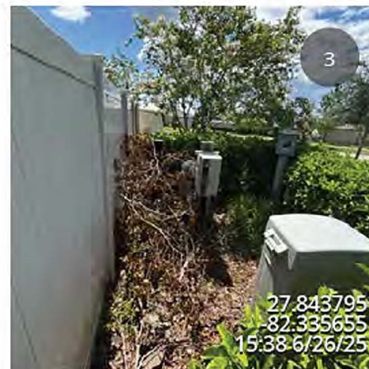
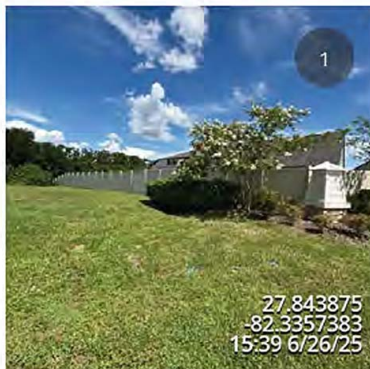
Assigned To: Yellowstone



ITEM 7 - VENTANA GROVE BLVD

Assigned To: Yellowstone

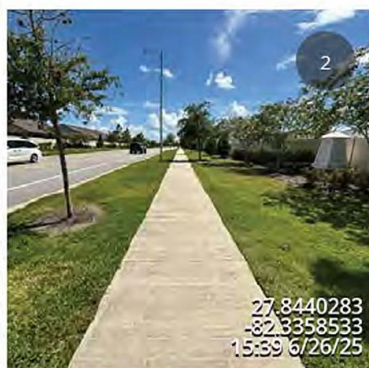
Remove landscape debris staged behind irrigation clock and power source.



ITEM 8 - VENTANA GROVES BLVD

Assigned To: Yellowstone

Ensure the lawn crew team is edging the curb side grass.



ITEM 9 - CAKEBREAD LANE

Assigned To: Yellowstone

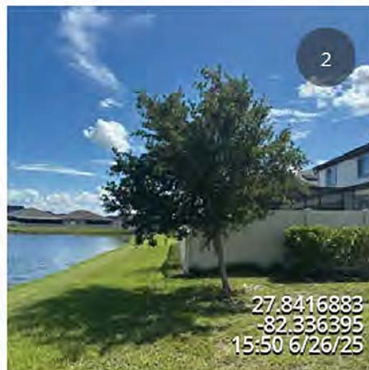
Prune back any tree branches touching residents home and gutters.



ITEM 10 - POND 7 POCKET PARK

Assigned To: Yellowstone

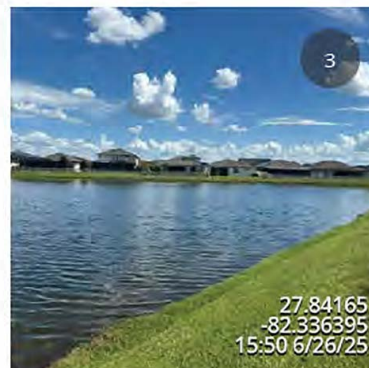
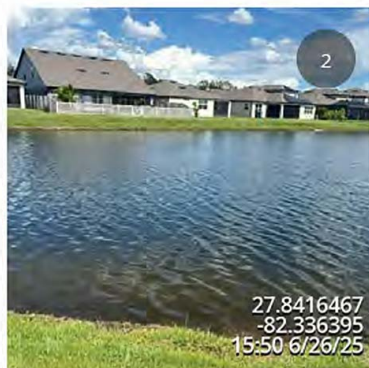
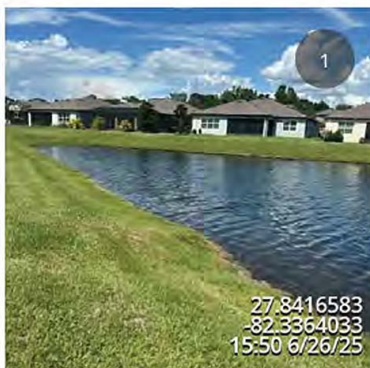
Cake bread lane - Straighten and support trees with 2x4's.



ITEM 11 - POND 7

Assigned To: Advanced Aquatics

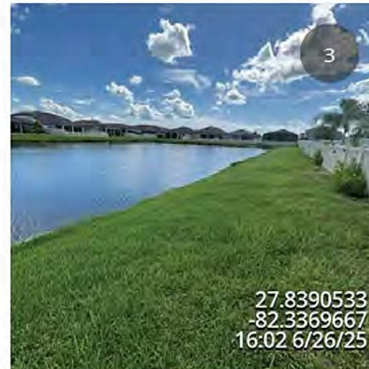
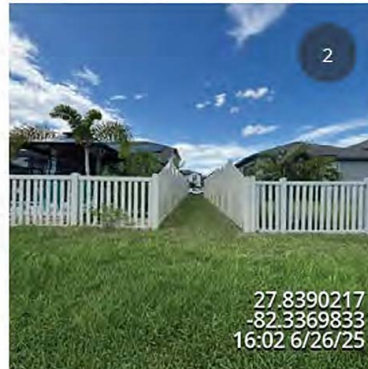
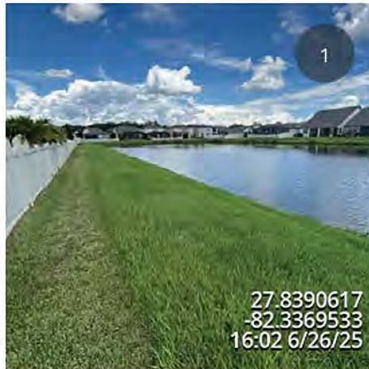
Pond 7 appears clear of algae and well maintained.



ITEM 12 - POND 6

Assigned To: Yellowstone

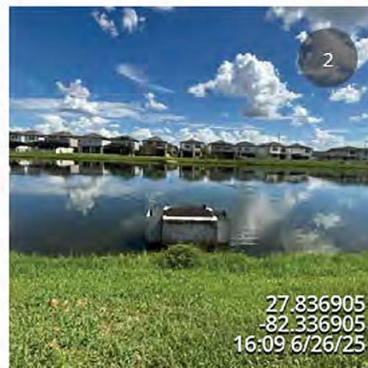
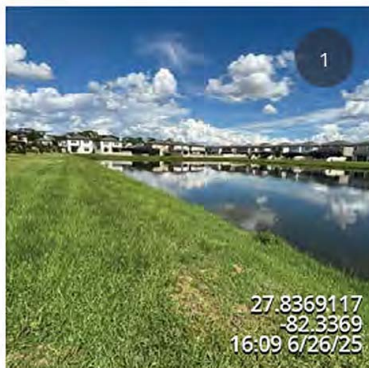
Pond 6 bank mowing was skipped due to patchy grass. Ponds will be mowed on 6/30/25.



ITEM 13 - POND 5

Assigned To: Yellowstone

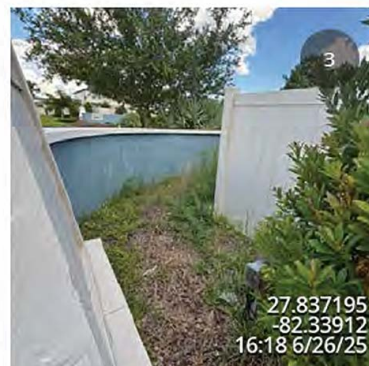
Ponds will be mowed on 6/30/25



ITEM 14 - BERRYESSA AVE

Assigned To: Yellowstone

Manage weed control behind all the signage structures.



ITEM 15 - POND 3 SAGE CANYON DRIVE

Assigned To: Yellowstone

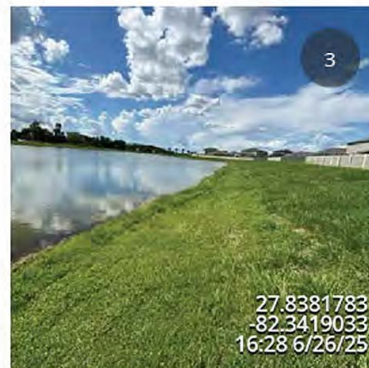
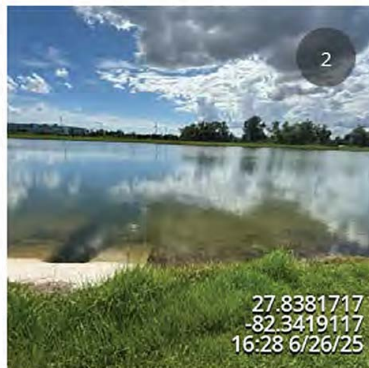
Spray the fence line to prevent line trimming too close to fences.



ITEM 16 - POND 1

Assigned To: Advanced Aquatics

Pond appears clear of algae and well maintained.



ITEM 17 - POND 2 LIFT STATION

Assigned To: Yellowstone

- 1). Cut out evasive growth inside viburnum bush.
- 2). Remove landscape debris
- 3). Pull out weed vines growing inside viburnum bushes.



ITEM 18 - FERN HILL ROAD ENTRANCE

Assigned To: Yellowstone

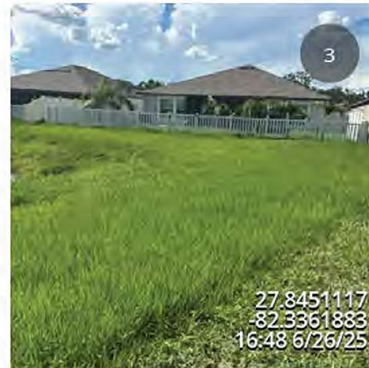
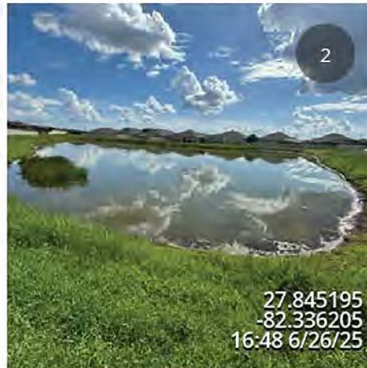
- 1). Keep Podocarpus trimmed below sign boarder and maintain at 2 to 3 feet in height.
- 2). Trim back any overgrowth encroaching sidewalk.
- 3). Until an estimate is approved to hard trim the Palmetto's - cut out all evasive growing within clump.



ITEM 19 - POND 9

Assigned To: Yellowstone

Pond banks must remain on a regular schedule to allow residence visibility to any water animals seeking refuge or hiding spots.



ITEM 20 - SYMMES ROAD ENTRANCE

Assigned To: Yellowstone

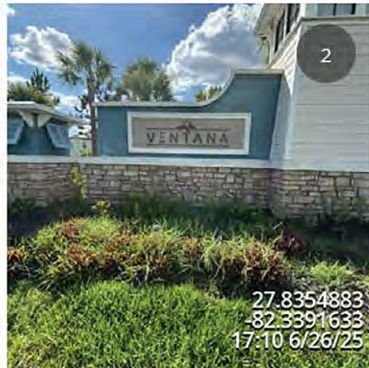
Maintain weed control in all beds in and around signage until construction has been completed.



ITEM 21 - SYMMES ROAD ENTRANCE

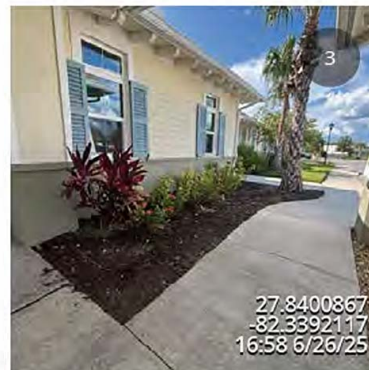
Assigned To: Yellowstone

Weeds have taken over the signage beds. Manage weed control and maintain a clean look during the construction phase.



ITEM 22 - AMENITY CENTER LANDSCAPE BEDS

Assigned To: Yellowstone



ITEM 23 - MAILBOX KIOSK

Assigned To: District

Mailboxes are clean and orderly.



ITEM 24 - AMENITY CENTER

Due By: Wednesday, July 9, 2025

Assigned To: Yellowstone

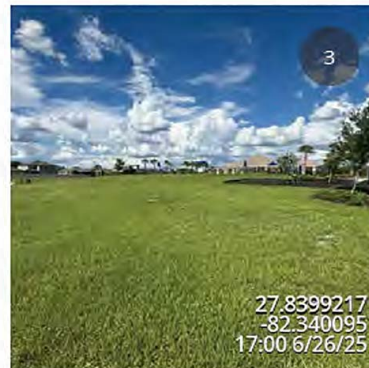
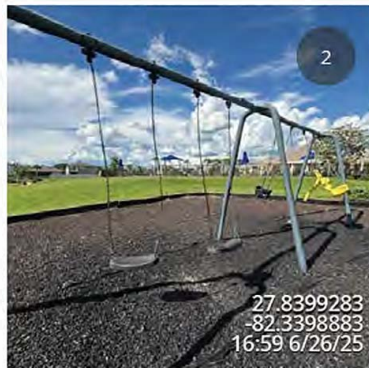
Provide a proposal to straighten the leaning Sabal Palms



ITEM 25 - POND 4

Assigned To: Advanced Aquatics

- 1). Pond 4 appears clear and free of algae. Remove trash collecting on the water's edge.
- 2). Swings are operating as expected.
- 3). Grass field is well maintained.



4Bii.

Paul Young
District Field Inspector

ENCLAVE AT VENTANA CDD

Field Inspection Report - June - Yellowstone Landscaping

Thursday, June 26, 2025

Prepared For Board of Supervisors

5 Items Identified

Green – Indicates Item is in progress or completed.

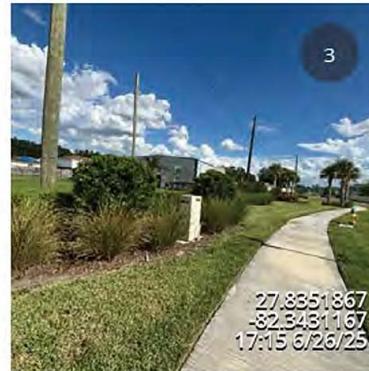
Orange - Indicates Item is scheduled.

Red - Indicates Item has not been addressed by vendor.

ITEM 1 - ENCLAVE ENTRANCE SIGN

Assigned To: Yellowstone

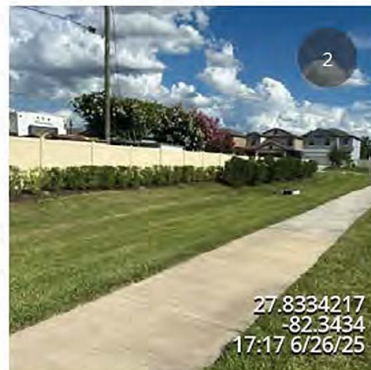
Entrance sign and landscape is maintained.



ITEM 2 - FERN HILL DRIVE LANDSCAPE

Assigned To: Yellowstone

Fern Hill Drive landscape is maintained.



ITEM 3 - MAILBOX KIOSK

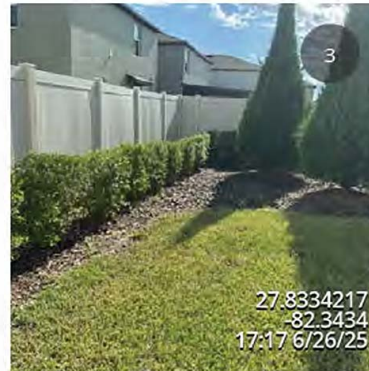
Assigned To: District

Mailboxes are clean and orderly

ITEM 4 - MAILBOX LANDSCAPE

Assigned To: Yellowstone

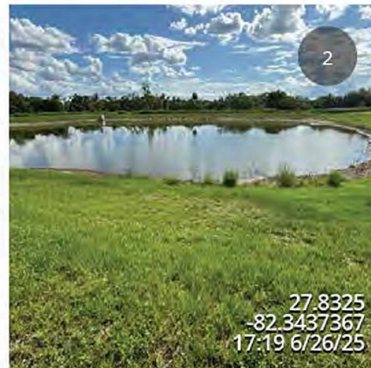
Landscape around mailboxes is maintained.



ITEM 5 - POND 10

Assigned To: Yellowstone

Pond (10) banks have been missed - Yellowstone advises they moved the schedule one week to allow the grass to grow out due to bare spots on the banks.



4H.

Ventana - Project Tracker

Item	Community-Location	Project	Who is handling?	Status/Notes	Entry Date	Estimated Comp	Pending on	Completion
1	Bathroom Men	Urinal is overflowing when flushed 2 sinks not functioning	Inframark Maintenance Sun City Center Plumbing	5/26/2025 Issue reported to District 5/28/2025 Vendor came to fix Sinks pending parts 2/26/2025 work completed	5/26/2025	6/25/2025	COMPLETED	COMPLETED
2	Clubhouse	Furniture Repair	Admiral Furniture	Sent an email to Vendor and waiting confirmation Sam sent email to Vendor for requesting a start date on 4/23/2025 Vendor advised job completion 6/3/2025 Umbrellas been sent out for delivery Chris approved via text 4/17/2025 A-51804-00003018, we paid 12K, this will cover both repairs and extra to be sent back package received Umbrellas 5/1/2025 District advised vendor to complete project. 5/21/2025 sent email and called Vendor for start date update, no answer 6/2/2025 email sent to vendor for an update as they passed their completion date. No answer email sent 6/16/2025 for update 6/24/2025 sent follow up email	4/21/2025	6/25/2025	COMPLETED	COMPLETED
3	Clubhouse	Landscaping Lights	Sam Electrician	reported that lights at the clubhouse are on during daylight 5/27/2025 inspected with Paul and still couldn't find the timer 6/24/2025 requested for an electrician 6/25/2025 Timer found and issue resolved	5/21/2025	6/30/2025	COMPLETED	COMPLETED
4	Clubhouse	Broken Window	LRI	5/16/2025 Spoke to Frank LRI 5/21/2025 sent email to Inframark Maintenance, Jayman Contacted District for Vendors list 5/28/2025 Inframark Maintenance came and checked it proposal received from LRI and sent to District 6/2/2025 District approved LRI proposal 6/3/2025 Vendor ordered window 6/24/2025 Spoke to Frank waiting vendor repair	5/16/2025	6/12/2025	COMPLETED	COMPLETED
5	Symms Road	Irrigation Line	Yellowstone	6/13/2025 Issue reported	6/13/2025	6/26/2025	COMPLETED	COMPLETED
6	Ventana Community	Dead ends to be mowed	Yellowstone	7/3/2025 issue reported, contacted Vendor. Completed	7/3/2025	7/4/2025	COMPLETED	COMPLETED
7	Pond 9	Pond 9 overgrown grass	Yellowstone	7/2/2025 issue reported, contacted Vendor. Completed			COMPLETED	COMPLETED
21	Pool	New Pool Vendor	A-Quality	Request for Proposal sent out A-Quality sent proposal Sun Cost Pools walk through 5/29/2025 6/3/2025 emailed and called Vendor to submit proposal, still waiting 6/20/2025 sent A-Quality new proposal	5/27/2025	7/16/2025	COMPLETED	COMPLETED
22	Pool	Pool Ladder Missing first step	A-Quality	6/25/2025 Request sent to vendor and district 6/26/2025 Vendor Sent Proposal 6/27/2025 District approved	6/25/2025	7/1/2025	COMPLETED	COMPLETED
8	Clubhouse	Bathrooms doors change locks to master key	Lock smith John	7/6/2025 issue reported 7/8/2025 Contacted John	7/7/2025	7/16/2025	Pending Vendor	In Progress
	Clubhouse	Clubhouse Gates needs keys	Action Security Service	7/6/2025 issue reported 7/8/2025 Contacted Vendor	7/17/2025	7/17/2025	Pending Vendor	In Progress
9	Clubhouse	Clubhouse AC drain clean out	Inframark	6/27/2025 District approved Inframark proposal 6/30/2025 Inframark sent proposal	6/16/2025	7/16/2025	Pending Vendor	In Progress

10	Clubhouse	Entrance roof light	Louis Smith Himes Electric	7/2/2025 sent request	7/2/2025	7/16/2025	Pending Vendor	In Progress
11	Clubhouse	Ventana street signs repair	Mike signage Inframark	6/26/2025 Sam submitted map to board waiting response 7/7/2025 Request sent to Vendors	6/26/2025	7/16/2025	Pending Vendor	In Progress
12	Clubhouse	Palm trees one to be removed to Grove Cone and the other to be fixed	Paul/ Yellowstone	Folow up with Paul and Yellowstone 7/2/2025 Sent Follow up email	6/16/2025	7/16/2025	Pending Vendor	In Progress
13	Playground	Playground Mulch	Yellowstone	6/27/2025 District requested update on proposal	6/27/2025	7/16/2025	Pending Vendor	In Progress
14	Ponds	pond 10 and 8	Finn outdoor BDI	6/16/2025 Repair early July, pond 8 normal shore erosion per BDI 7/8/2025 Vendor advised work should start this week on pond 10 pond 8 will be targeted after completion of pond 10	6/16/2025	7/16/2025	Pending Vendor	In Progress
16	Ponds	No fishing signs	Mike signage	6/27/2025 District requested proposal	6/27/2025	7/16/2025	Pending Vendor	In Progress
17	Clubhouse	10 Chaise Lounge repair	Admiral Furniture	6/25/2025 damage reported, report to Boad if they want Proposal 6/26/2025 Requested proposal 7/7/2025 Follow up sent to Vendor 7/7/2925 Vendor sent proposal	6/25/2025	7/25/2025	Pending Board	In Progress
18	Pool ADA	Pool ADA Cover	Inframark FLA Pools	6/2/2025 request sent to District with link to order 6/18/2025 sent request to FLA for proposal 6/24/2025 called pat for proposal 6/26/2025 proposal received from FLA 6/27/2025 JC advised we look online JC WILL PURCHASE AND BE REIMBURSED	6/2/2025	7/16/2025	Pending Board	In Progress
19	Clubhouse	Glass Door	LRI Neptune Inframark	6/17/2025 sent proposal request 6/25/2025 follow up email 6/26/2025 Proposal received from LRI 7/7/2025 Neptune sent proposal	6/16/2025	7/16/2025	Pending Vendors	In Progress
20	Clubhouse	Column Base Repair	Inframark LRI Neptune	6/17/2025 sent proposal request 6/25/2025 follow up email 6/26/2025 Proposal received from LRI 6/27/2025 District approved proposal 7/8/2025 Sent follow up to Frank	6/16/2025	7/16/2025	Pending Vendor Repair	In Progress
23	Pool	Broken Pavers	LRI	LRI has contact to replace Pavers emailed Ashley 4/28/2025 for updates emailed Ashley 5/1/2025 The vendor and safety cones will be installed, also starting date to be updated from vendor. Safety cones been installed 5/21/2025 reached to Frank for update on when to start LRI is working on Engineer Report revision and permit 6/3/2025 Vendor coming with concrete Tech work will start 6/11/2025 6/16/2015 work in progress 6/24/2025 Concrete work completed 7/7/2025 Requested completion date from vendor, it will take couple of weeks pending delivery	4/24/2025	7/30/2025	Pending Vendor	In Progress
24	Clubhouse	Storage Room Door	LRI Inframark Maintenance Neptune	Sent email to District 5/16/2025 reached out to LRI for proposal 5/21/2025 sent email to Inframark Maintenance and Jayman Requested from District Vendor list 5/28/2025 Inframark Maintenance came and checked it 6/2/2025 Inframark will send a proposal	5/16/2025	7/16/2025	Pendign Proposal from Vendors	In Progress

Fifth Order of Business

5A

RESOLUTION 2025-07

A RESOLUTION OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AMENDING RESOLUTION 2025-06 BY AMENDING THE PUBLIC HEARING DATE FOR PUBLIC COMMENT AND FINAL ADOPTION OF THE FISCAL YEAR 2025/2026 FINAL BUDGET; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Ventana Community Development District (“District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a proposed budget for each fiscal year; and

WHEREAS, the proposed budget, including the non-ad valorem assessments, for Fiscal Year 2025/2026 was considered and approved by the Board on May 14, 2025, by Resolution 2025-06; and,

WHEREAS, the Board desires to reschedule the public hearing date.

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

Section 1. Resolution 2025-06 is hereby amended, and the public hearing is rescheduled to **August 20, 2025, at 6:00 p.m. at The Ventana CDD Clubhouse, 11101 Ventana Groves Blvd., Riverview, Florida 33578**, for the purpose of receiving public comments on the proposed Fiscal Year 2025/2026 Final Budget. The public hearing date will be advertised and/or mailed, as legally required.

PASSED, ADOPTED and EFFECTIVE on Wednesday, July 16, 2025.

ATTEST:

**VENTANA COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Secretary/Assistant Secretary

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

5B

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT ADOPTING A STANDARD TEMPORARY ACCESS POLICY; ADOPTING A STANDARD FORM OF TEMPORARY ACCESS AGREEMENT; DELEGATING APPROVAL OF TEMPORARY ACCESS AGREEMENTS TO THE CHAIR OR VICE CHAIR OF THE BOARD OF SUPERVISORS OUTSIDE A REGULAR MEETING AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District owns and maintains certain properties and public drainage easements within the boundaries of the District;

WHEREAS, the Board of Supervisors of the District (the “Board”) typically meets monthly to conduct the business of the District, including, from time-to-time, consideration of homeowners’ requests for temporary access to the District’s property for the purpose of facilitating construction on homeowners’ property;

WHEREAS, the Board recognizes the time sensitive nature of such requests and wishes to authorize approval of such requests outside of regular monthly meetings; and

WHEREAS, the District desires to adopt a standard Temporary Access Policy on District property and public drainage easements within the community.

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

Section 1. The Board hereby adopts the standard Temporary Access Policy and the form of the Temporary Access Agreement attached hereto and incorporated herein as part of this resolution.

Section 2. The Board hereby authorizes the Chair (or the Vice Chair if the Chair is unavailable) to approve or deny homeowners’ requests for temporary access to District property in accordance with the Temporary Access Policy.

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

PASSED AND ADOPTED THIS WEDNESDAY, 16th DAY OF JULY 2025.

Attest:

**Ventana
Community Development District**

Name: _____
Assistant Secretary

Juan Carlos Reyes
Chair of the Board of Supervisors

**VENTANA COMMUNITY DEVELOPMENT DISTRICT
TEMPORARY ACCESS POLICY
(Adopted June 2025)**

The Ventana Community Development District (the “**District**”) has adopted the following policy for homeowner(s) wishing to obtain a Temporary Access Agreement (the “**Agreement**”) in order for said homeowner(s) to have temporary access through District property, easements, conservation areas, and/or wetland buffer areas.

1. Disturbances to District property, easements, drainage areas, conservation areas or wetland buffer areas shall not be permitted without prior written authorization from the District.
2. In order to begin the temporary access review process, a homeowner should call the District Manager at (813) 873-7300 to review the current procedures. The District Manager will review with the homeowner(s) the proposed location of the access point, the associated plats of the property involved, and answer any questions about the process for submitting their request to the District Engineer and the Board of Supervisors (the “**Board**”).
3. If a homeowner desires to have temporary access through District property for purposes of engaging in construction on their own property, the homeowner shall pay \$250.00 review fee in addition to providing a \$2,500.00 refundable deposit prior to engaging in construction. The homeowner will also need to submit the following information, in writing, to the District Manager for consideration by the Board:
 - a. A copy of the design review documents that were submitted to the homeowners association (if applicable), a description of the temporary access needed, their physical address, and their contact information.
 - b. Proof of property ownership (if available) such as a copy of homeowner’s deed or a county property tax bill.

- c. An 8.5 by 11-inch copy of the lot owner's survey showing the homeowner's property and the District's property, easements, conservation areas, and/or wetland buffer areas.
- 4. The District Manager will forward the request to the District Engineer and District Counsel for their review and recommendations as needed.
- 5. District staff shall recommend to the Board, after careful consideration of all documents provided as well as plat detailed information, the approval or denial of the request.
- 6. The delegated Board representative shall review the recommendations of District staff. After their review of the staff recommendations, the Board representative shall approve, deny, or request to modify the homeowner's request.
- 7. Upon the Board representative's approval, the Agreement must be signed by the homeowner(s) and the District. The homeowner(s) may not access District property until the Agreement has been fully executed by the homeowner(s) and the District.
- 8. At the next meeting of the Board, the signed Agreement will be ratified by the entire Board.
- 9. The homeowner(s) must comply with the homeowner's association, deed restrictions, local, state, and Federal permits, rules, and regulations during the term of the Agreement.

TEMPORARY CONSTRUCTION ACCESS LICENSE AGREEMENT

This Temporary Construction Access License Agreement (“License Agreement”) is made and entered into as of the 16th day of JULY, 2025 by and between the **Ventana Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the “**District**”), and _____, (the “**Homeowner(s)**”), whose address is _____, Riverview, Florida _____ (“**Homeowner’s Property**”).

RECITALS:

WHEREAS, the Homeowner’s Property is located within the boundaries of the District.

WHEREAS, the District owns and maintains certain real property (“**District Property**”) located adjacent to Homeowner’s Property as shown in the Plat Book _____, Page _____ of the public records of Hillsborough County, Florida.

WHEREAS, Homeowner(s) desire to construct improvements on the Homeowner’s Property (the “**Improvements**”).

WHEREAS, (a) an inspection of the District Property has been completed by the District’s representative, (b) the homeowners association has approved the Improvements and (c) the Homeowner(s) have paid a deposit to the District in accordance with Article 4 of this License Agreement; and

WHEREAS, the District has agreed to grant a temporary, non-exclusive License for access across District Property by Homeowner(s) and their agents, in connection with the construction of the Improvements on Homeowner’s Property; and

WHEREAS, upon the termination of this License Agreement, the District’s representative shall conduct an inspection of the District Property; and

NOW THEREFORE, the District, for and in consideration of the mutual covenants contained herein and other valuable consideration, receipt of which is hereby acknowledged, and subject to the following terms and conditions set forth in this License Agreement, does hereby grant, to the Homeowner(s) a temporary, non-exclusive License for the sole purpose of access across the District Property.

ARTICLE 1. INCORPORATION OF RECITALS

The “WHEREAS” provisions cited above are true, correct and are incorporated herein by reference.

ARTICLE 2. LICENSE FOR ACCESS ACROSS THE LICENSED PROPERTY.

A. Homeowner(s) and their agents may cross the District Property to construct the Improvements on the Homeowner's Property.

B. Homeowner(s) agrees that it shall not use the District Property in any way or for any purpose which interferes with or is a nuisance or disruption to the District's use of the District Property, nor shall Homeowner(s) cause or allow to be caused any damage to the District Property or facilities located thereon. Upon completion of Homeowner's access of the District Property pursuant to this Agreement, Homeowner(s) shall ensure that any grading, sod, landscaping, irrigation, fencing, and any other facilities are restored to their original condition.

D. Homeowner(s) shall obtain any and all necessary permits, as may be required, in order to conduct its activities under this License Agreement and shall comply with all statutes, ordinances, orders, regulations and requirements of any governmental department, bureau, or body having jurisdiction over the Homeowner's activities on the District Property and the Homeowner's Property.

ARTICLE 3. TERM - TERMINATION

This License Agreement shall become effective on the date first written above ("Effective Date") and shall automatically terminate six months after the Effective Date. The District reserves the right to terminate this License Agreement at any time should it determine, in its sole and absolute judgment, that continuation of the rights granted herein are no longer in the best interest of the District.

ARTICLE 4. INDEMNIFICATION/HOLD HARMLESS

Prior to any use of the District Property pursuant to the License Agreement, Homeowner(s) shall pay a refundable deposit to the District in the amount of TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500.00). Upon termination of this License Agreement, the District's representative shall complete an inspection of the District Property. If no damages or costs are incurred by the District as result of this License Agreement, and if District Property has been restored to its original condition (grading to original condition included) by the Homeowner(s) or its agents, based solely on the determination and discretion of the District the deposit shall be returned to the Homeowner(s) within thirty (30) days.

Homeowner(s) agree and acknowledge that its use of the District Property pursuant to this License Agreement shall be at the sole risk and expense of the Homeowner(s) and that the Homeowner(s) shall indemnify, defend and hold the District, its agents, assigns, or employees, harmless from and against any and all losses, liability, claims, suits, injury, demands, costs and expenses, including attorney's fees, related to any injuries and/or damages to any person or persons, or property caused by or resulting from the Homeowner's use of the District Property. The District further acknowledges that in the event the District incurs any damages, or if, in the sole determination of the District, based on the recommendation of the District's professional representative, work is required to restore the District Property, the District will first use the deposit paid by the Homeowner(s), and if additional costs or damages are incurred, will assess such costs or damages to the Homeowner(s) and may place a lien on the Homeowner's Property, until such costs or damages are paid by the Homeowner(s).

ARTICLE 5. LIMITATIONS ON GOVERNMENTAL LIABILITY

Nothing in this License Agreement shall be deemed as a waiver of immunity or limits of liability on the District beyond any statutory limited waiver or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this License Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

ARTICLE 6. INSURANCE REQUIREMENTS

Homeowner(s) or Homeowner's Contractor performing the Improvements shall maintain throughout the term of this License Agreement, the following insurance:

- (a) Worker's Compensation Insurance if required in accordance with the laws of the State of Florida.
- (b) Commercial General Liability Insurance covering the Homeowner's legal liability for bodily injuries, with limits not less than \$1,000,000 combined single limit bodily injury and property damage liability. No subcontractors may be utilized by Homeowner(s) or Homeowner's contractor without the consent of the District, and subject to the modification of this License Agreement.

The Ventana Community Development District, its officers, Supervisors, staff and employees shall be named as additional insureds. The Homeowner(s) shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

ARTICLE 7. RELATIONSHIP OF PARTIES

The relationship established between the parties to this License Agreement shall be strictly one of the District and the Homeowner(s). No estate shall pass from the District to the Homeowner(s), and this License Agreement is for permissive use only. No other relationship shall be implied, suggested or inferred by or through this License Agreement, and this License Agreement shall not operate to create or to vest any property rights in the Homeowner(s).

ARTICLE 8. NOTICE

Unless specifically stated to the contrary elsewhere in this Agreement, where notice is required to be provided under this Agreement, notice shall be deemed sent upon transmittal of the notice by U.S. Mail to the other party at the addresses listed above and shall be deemed received upon actual receipt by mail.

ARTICLE 9. AMENDMENT

This License Agreement may only be amended in writing, dated subsequent to the date hereof, duly executed by the authorized representatives of the parties hereto.

ARTICLE 10. SURVIVABILITY

Any term, condition, covenant or obligation which requires performance by the Homeowner(s) subsequent to the termination of this License Agreement shall remain enforceable against the Homeowner(s) subsequent to such termination, including the Indemnification and Hold Harmless provisions and Limitations on Governmental Liability provisions set forth in Article 4 and Article 5 of this License Agreement.

ARTICLE 11. SEVERABILITY

If any one or more of the provisions of this License Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this License Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.

ARTICLE 12. ENTIRE AGREEMENT

The foregoing License Agreement represents the complete and entire agreement between the parties with respect to the subject matter contained herein.

IN WITNESS WHEREOF, the undersigned has executed this License Agreement as of the day and year first written above.

Homeowner(s)

By: _____

Name: _____

By: _____

Name: _____

Ventana

Community Development District

By: _____

Name: _____

Chair/Vice-Chair of the Board of
Supervisors

5C



COMMERCIAL SWIMMING POOL SERVICE PROPOSAL

To:

Ventana CDD

C/O Sam Bakkar – Property Manager/Inframark

From:

A-Quality Pool Service

June 17, 2025

COMMERCIAL SWIMMING POOL SERVICE PROPOSAL

A-Quality Pool Service,
A Cody Pools Company

3940 Trump Place
Zephyrhills, FL. 33542
CPC# 146475
813-453-5988 ph

Submitted to:
Ventana CDD

Includes:

Company Background
Proposed Services
Price Quotation
Contact information
CPO certificate (available on request)
Insurance Coverage (available on request)
Commercial Pool Service Agreement

Statement of Confidentiality

The information contained in this proposal is intended only for the above mentioned client. No part of this document may be shared, transmitted, copied or otherwise disbursed to any other entity or individual. By accepting this document you assume responsibility to ensure its confidentiality.



A-Quality Pool Service, a Cody Pools Company. • 3940 Trump Place, Zephyrhills, FL 33542 • 813-453-5988PH



Summary – Company Background:

We are pleased to submit our proposal and would like to thank you for considering A-Quality Pool Service.

A-QUALITY POOL SERVICE is a swimming pool service and maintenance company with a reputation for professionalism, reliability and providing excellence in service. The business is over twenty years old and operates in Tampa, Florida for Hillsborough, Polk and Pasco counties, serving both residential and commercial accounts. Our team has extensive experience in maintaining commercial pools. You can rely on us for all your pool needs from professional maintenance to updating equipment, remodeling and much more.

A-QUALITY POOL SERVICE was formed in 1995 and is a Florida-based business with its physical address at 3940 Trump Place, Zephyrhills, FLORIDA 33542. The Company is a DBA of CODY POOLS INC. who is recognized as the #1 Pool Builder in the Nation by Pool & Spa News for the past 12 years (2013-2024). Their commitment to building residential and commercial pools above industry standards has earned them numerous awards and a solid reputation as a leader in the pool construction industry. Cody Pools has over 400 employees and 15 state-of-the-art design centers serving the San Antonio, Houston, Austin, Tampa/St. Petersburg, Phoenix, and Orlando metropolitan areas.

A-QUALITY POOL SERVICE encompasses THREE distinct activities:

1. Monthly Pool Service Maintenance
2. Repairs, Chemical & Equipment Sales/Rental
3. Pool Re-Finishes



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Proposed Service:

Subject pool is an outdoor, unheated pool with zero entry at 118,500 gallons with a rectangular grid set in an open pit filtration system. No ORP is present. Pool has some trees and shrubbery nearby.

Our objective is to provide you with the best in commercial swimming pool maintenance. This includes the following services:

Regular pool service

- Chemical testing and water balancing for single pool using balancing and sanitation agents to include chlorine, muriatic acid, sodium bicarbonate, calcium carbonate and cyanuric acid within the approved levels specified by the County Department of Health and the State of FL.
- Brush walls, net and/or scoop out leaves and debris, and vacuum as needed
- Clean gutters and/or skimmer baskets of debris
- Check pump operation, valves, timers, plumbing, motors, flow rate, gauges, seals, vault jacks and grease as needed
- Check filter operation and backwash/clean as necessary
- Check chemical feeders, drums and output readings and calibrate as necessary
- Clean tiles and filters on an as needed basis
- Additional specialty treatments as required and quoted per occurrence (eg phosphates; staining; metals; black algae; oils/enzymes, sequestering agents)
- NOTE: During heavily used months, the pool will require a regular enzyme treatment applied at every visit. This treatment assists in preventing the build-up of oils and contaminants within the water that can lead to filter lock up. Usage results in increased filter flow, a cleaner tile line and clearer water. This is included in your monthly service rate.
- Record each visit in logbook



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- All repair issues over \$300 will be communicated to the management company for approval. All repairs under \$300 will be performed and bill accordingly
- In the event of a mechanical/electrical/gas failure or leak repair that is outside the immediate scope of Contractor's work such as the spa heater or underground leak, the management company will be notified immediately, and a quote will be provided by A-Quality's Partnering companies if requested.
- Repair parts, equipment, extra clean ups due to vandalism/landscaping, storms and/or specialty chemicals for optimum water balancing and sanitation not covered by regular scheduled visits are extra. Annual Filter breakdowns and inspections are not included in regular weekly maintenance and are charged separately.
- Contractor agrees to comply with all federal, state, county and municipal laws, rules and regulations that are now, or may in the future, become applicable and will communicate accordingly to the management company

Non-scheduled visits (Service calls to diagnose and recommend problem solutions outside of normal cleaning and water treatment operation.)

- Weekdays - \$155
- Weekends and Holidays - \$245

Cancellation by either the Management Company or A-Quality Pool Service will require a written 30 day notice.



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Why Choose A-Quality Pool Service:

- **Benefits** – Experienced, Professional and Reliable. We are a local company teamed by responsible, trained personnel doing a professional job that you can rely upon.
- **Competitive Advantages** – A small company with a personal touch. We have an excellent reputation in the Community for being responsive and doing great work. We are personable and responsible, and readily accessible.
- **Partnerships** – We are a one-stop shop for all pool needs and have partnerships with gas and electrical contractors when needed
- **Qualifications** – CPC State Repair License and CPO Certified with all Workers Compensation and Liability insurances. We are fully licensed to work on your pool equipment.
- **Guarantees** – We warranty the services we provide. If for any reason the level of service is not acceptable, we will come out and correct the issue.

Quotation for Service:

1. Service frequency:

- o 3 times per week Year-round

Note: Modifications may be needed due to weather conditions

Costs:

- Flat introductory rate of \$2400 per month – invoiced the 1st of each month, 20-day terms
- Guarantees: We warranty the services we provide. If for any reason the level of service is not acceptable, we will return and correct the issue.

We appreciate the opportunity to earn your business and look forward to working with you.

If you have additional questions, please do not hesitate to call.

Sincerely,

Dennis Kutzan

Dennis Kutzan

A-Quality Pool Service

3940 Trump Place

Zephyrhills, FL 33542

813-388-1730 ph



A-Quality Pool Service, a Cody Pools Company. • 3940 Trump Place, Zephyrhills, FL 33542 • 813-453-5988PH



Commercial Pool Service Agreement

This Agreement for Commercial Pool Service is for **Ventana CDD** with pool located at 11101 Ventana Groves Blvd. Riverview, FL 33578. A-Quality Pool Service (Contractor) will provide the following services at a flat 2025 introductory rate of \$2400 per month effective: _____

Subject pool is an outdoor, unheated pool with zero entry at 118,500 gallons with a rectangular grid set in an open pit filtration system. No ORP is present. Pool has some trees and shrubbery nearby.

Services to include:

- Chemical testing and water balancing for single and wading pools using balancing and sanitation agents to include chlorine, muriatic acid, sodium bicarbonate, calcium carbonate and cyanuric acid within the approved levels specified by the County Department of Health and the State of FL. Salt is extra.
- Brush walls, net and/or scoop out leaves and debris, and vacuum as needed
- Clean gutters and/or skimmer baskets of debris
- Check pump operation, valves, timers, plumbing, motors, flow rate, gauges, seals, vault jacks and grease as needed
- Check filter operation and backwash/clean as necessary
- Check chemical feeders, drums and output readings and calibrate as necessary
- Clean tiles and filters on an as needed basis
- Additional specialty treatments as required and quoted per occurrence (eg phosphates; staining; metals; black algae; oils/enzymes, sequestering agents) Metal Out min. \$29.95/month
- NOTE: During heavily used months, the pool will require regular enzyme treatment applied at every visit. This treatment assists in preventing the build-up of oils and contaminants within the water that can lead to filter locking up. Usage results in increased filter flow, a cleaner tile line and clearer water. This is included in your monthly rate.
- Record each visit in logbook
- All repair issues over \$300 will be communicated to the management company for approval. All repairs/replacement safety items under \$300 will be performed and billed accordingly.



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- In the event of a mechanical/electrical/gas failure or leak repair that is outside the immediate scope of Contractor's work such as the spa heater or underground leak, the management company will be notified immediately, and a quote will be provided by A-Quality's Partnering companies if requested.
- Other miscellaneous fees are not included in the monthly service rate. Such fees include but are not limited to repair parts, equipment, economic adjustments, extra prep/clean ups due to vandalism/landscaping, storms and/or specialty chemicals for optimum water balancing and sanitation not covered by regular scheduled visits. Annual Filter breakdowns and inspections are not included in regular weekly maintenance and are charged separately.
- Contractor agrees to comply with all federal, state, county and municipal laws, rules and regulations that are now, or may in the future, become applicable and will communicate accordingly to the management company.
- **Service frequency:**
 - 3 times per week Year-round. Note: Modifications may be needed due to weather conditions
- **Non-scheduled visits** (Service calls requested outside of normal scheduled days)
 - Weekdays - \$155 Weekends and Holidays - \$245

Invoicing

- 1st of each month with 20-day terms; ○ Repairs – due upon completion
 - 5% Late Fee and subject to service suspension if payments are not received timely.
- Ventana CDD agrees to maintain proper cleanliness and drainage of the pool deck and pool equipment (vak pak) area including blowing of leaves, power-washing deck to remove mold, and/or bird droppings, and cutting/spraying of weeds or bushes and insects to allow for easy access and safety while working on equipment. The property also agrees to make best efforts in providing timely approval on repairs for proper functionality of the pool.
- This Agreement will be binding upon and shall inure to the benefits of the Parties hereto and their respective successors and assigns. Cancellation by either the Management Company or A-Quality Pool Service will require a written 30-day notice.

Authorized Signature - Property



/ Charlene Kutzan - VP

Date

06/17/2025



A-Quality Pool Service, a Cody Pools Company. • 3940 Trump Place, Zephyrhills, FL 33542 • 813-453-5988PH

5D.

ITZ Electric Corp
13205 Shadberry Lane
Hudson, FL 34667

Estimate

Date	Estimate No.
6/25/2025	F2050

(516)967-0093 itzelectric@earthlink.net LIC# EC 1301807

Name/Address

Ventana CDD
11101 Ventana Groves Blvd.
Riverview, FL 33578

Project
Ventana CDD

Description	Rate	Total
Supply and install all material and labor to complete the following: Replace (6) Ceiling Fans at the Pool Clubhouse Install (2) Smart Switches (Pool Area Lights and LV Ground Lights) Install (2) Photocells for outdoor LV Lighting Install (1) Surge Supression Device for Outdoor AC condenser.	2,925.00	2,925.00
Total		\$2,925.00

5E.

ESTIMATE

LRI RESTORATIONS LLC
13021 Willow Grove Dr
Riverview, FL 33579 6876

Info@lrirestorations.com
+1 (813) 770 9440
<https://lrirestorations.com>



VENTANA CDD

Bill to

VENTANA
11101 Ventana Groves blvd
Riverview, FL 33578

Ship to

VENTANA
11101 Ventana Groves blvd
Riverview, FL 33578

Estimate details

Estimate no.: 1394
Estimate date: 06/26/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Exterior commercial door	T/C exterior commercial door remove and dispose of damaged door replace slab with same replacement door adjust closer	1	\$2,855.00	\$2,855.00
Total						\$2,855.00

Accepted date

Accepted by



Neptune Multi services LLC

11423 Crestlake Village Dr
Riverview, FL, 33569-2939
Neptunemts@gmail.com
neptunemts@gmail.com
813-778-9857

Estimate

Estimate No: 152
Date: 07/07/2025

For: Ventana CDD
lisa.castoria@inframark.com,
ibtissam.bakkar@inframark.com

Description	Quantity	Rate	Amount
French door clubhouse Removal of old door installation of the new one.	1	\$1,900.00	\$1,900.00

Subtotal	\$1,900.00
TAX 0%	\$0.00
Total	\$1,900.00

Total	\$1,900.00
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Photo 1



5G.

June 13, 2025

Dear Ventana Residents,

I hope this message finds you well. As the newly appointed District Manager for the Ventana Community Development District (CDD), I would like to take this opportunity to introduce myself and clarify the CDD's methods of communication and provide you with important contact information.

CDD Communication Methods

In accordance with Florida law, the CDD is subject to the Florida Public Records Law and the Government-in-the-Sunshine Law. These laws require that written communications to or from the CDD regarding official business are public records and must be available for inspection by the public, subject to certain exemptions.

Due to these legal requirements, the CDD utilizes the following methods for communication:

Written Letters: While effective, this method is costly, and the expenses are billed back to homeowners through operational costs.

Homeowners Association (HOA) Platform: The CDD collaborates with the HOA to communicate with residents via email. However, please note that emails sent through this platform may be subject to public records requests.

CDD Website: Important information and updates are regularly posted on the Ventana CDD website. www.ventanacdd.com

Please be aware that the CDD does not communicate via social media due to public records laws.

Contact Information

Moving forward, communication from the CDD to residents will continue through the HOA platform and the website. If the Board of Supervisors request that pertinent information be sent by mail, a letter will be mailed. If you receive an email with "**CDD**" in the subject line or if you need to discuss a CDD-related issue, please direct your inquiries to me, Lisa Castoria, contact information listed below.

Thank you for your understanding and cooperation. I look forward to serving the Ventana community and ensuring effective communication moving forward.

Sincerely,

Lisa Castoria

Lisa Castoria

District Manager

Ventana Community Development District

lisa.castoria@inframark.com

(813) 873-7300

5H.

Hi, Lisa:

Thank you for seeking our input on the potential liability the District might face if it were to allow geocaching on its property. This is a popular activity, but it's wise to carefully consider the risk management implications before proceeding.

Our primary advice is to view this question through the lens of the District's fundamental duty as a landowner in a residential community. The core liability exposure for the District is, and will continue to be, its responsibility to maintain its common areas in a reasonably safe condition for all residents and guests. Any decision about a new recreational activity should be secondary to this core responsibility.

Key Liability Considerations:

- **Fundamental Duty to Maintain Property:** As the owner of common areas like sidewalks, parks, and stormwater facilities, the District has a non-delegable, operational-level duty to keep these areas safe. A claim arising from a trip and fall on a cracked sidewalk or an injury from poorly maintained equipment is the most significant and foreseeable risk the District faces. The introduction of geocaching, which would increase foot traffic, only amplifies the importance of having a rigorous, documented maintenance and inspection program.
- **The Perception of a Higher Duty of Care:** If the District's Board were to formally approve and establish a policy for geocaching (e.g., a permitting process), it would no longer be a passive landowner. This action creates an implied representation of safety. A court could determine that by sanctioning the activity, the District has assumed a higher duty of care and is implicitly stating that the approved areas are safe for that purpose. This perception can significantly increase liability exposure if an incident were to occur.
- **Uncertainty of Statutory Protections:** While Florida has a "Recreational Use Statute" that can limit landowner liability for injuries during free recreational activities, its application in a developed, residential setting like a CDD is complex and uncertain. This statute is most effective in large, undeveloped parks or natural lands. It is unlikely to shield the District from liability for a claim related to poorly maintained infrastructure. We caution strongly against viewing this statute as a primary liability shield; its relevance to your specific properties must be carefully evaluated by legal counsel.

Risk Management Recommendations and Controls:

Given the above, the decision to allow geocaching should be approached with extreme caution. It is not simply a matter of saying "yes" or "no," but a question of whether the District is prepared to accept and manage the increased operational responsibilities.

If the District were to consider allowing geocaching, implementation of the following controls would be essential to mitigate risk:

- *A Formal, Written Policy:* Develop a strict policy only after consulting with District legal counsel.
- *Permitting and Location Review:* Require a no-cost permit for every cache, allowing staff to review and deny proposed locations in or near hazardous areas (utility boxes, steep slopes, water bodies, etc.).

- *Robust Maintenance Protocols:* The decision to allow geocaching must be preceded by a thorough review and, if necessary, an upgrade of the District's maintenance and inspection schedules for all common areas.
- *Clear Rules and Communication:* Mandate that all caches be clearly labeled and establish rules to prevent property damage.

Conclusion and Recommendation:

Allowing geocaching effectively increases the District's burden to ensure its common areas are safe for an even greater volume of public traffic. The controls required to manage this activity are significant and ongoing, which may require significant District resources. From a prudent risk management standpoint, unless the Board is fully prepared to commit the necessary resources to develop a formal policy, manage a permitting process, and—most importantly—substantiate the implied promise of safety with a rigorous and documented maintenance program, the most effective way to control this exposure would be to politely prohibit the geocaching activity. An unmanaged, unregulated allowance of geocaching presents an unacceptable liability risk.

We strongly recommend the District discuss this matter with District legal counsel to get a formal opinion on its duties and the applicability of any statutory defenses before making a final decision.

As always, we appreciate the inquiry. If you would like to discuss this topic further, please feel free to reach out to us at riskservices@egisadvisors.com.

Brett Crecco, MBA

Senior Risk Services Consultant

Florida Insurance Alliance

Egis Insurance & Risk Advisors

250 International Parkway, Suite 260

Lake Mary, FL 32746

Office: (813) 543-9696

Mobile: (352) 931-2294

Email: BCrecco@egisadvisors.com

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ADVANCED AQUATIC SERVICES, Inc.
- CLEAN UP REMOVAL PROPOSAL -

July 1, 2025

Ventana CDD
c/o Inframark
2654 Cypress Ridge Blvd Suite 101
Wesley Chapel, FL 33544

Item Description

Advanced Aquatic shall perform the work in accordance with the following scope of services:

The top portion of the ditch, (red line; approximately 760 feet), will be mowed to gain access to the ditch. Once mowed, the vegetation within and along the slope will be flush cut to the ground, taken out and disposed of it off site. All large trees in that area along the ditch will remain. (see attached map)

*50% Deposit is required prior to commencement of the job - \$9,600.00

Total \$19,200.00

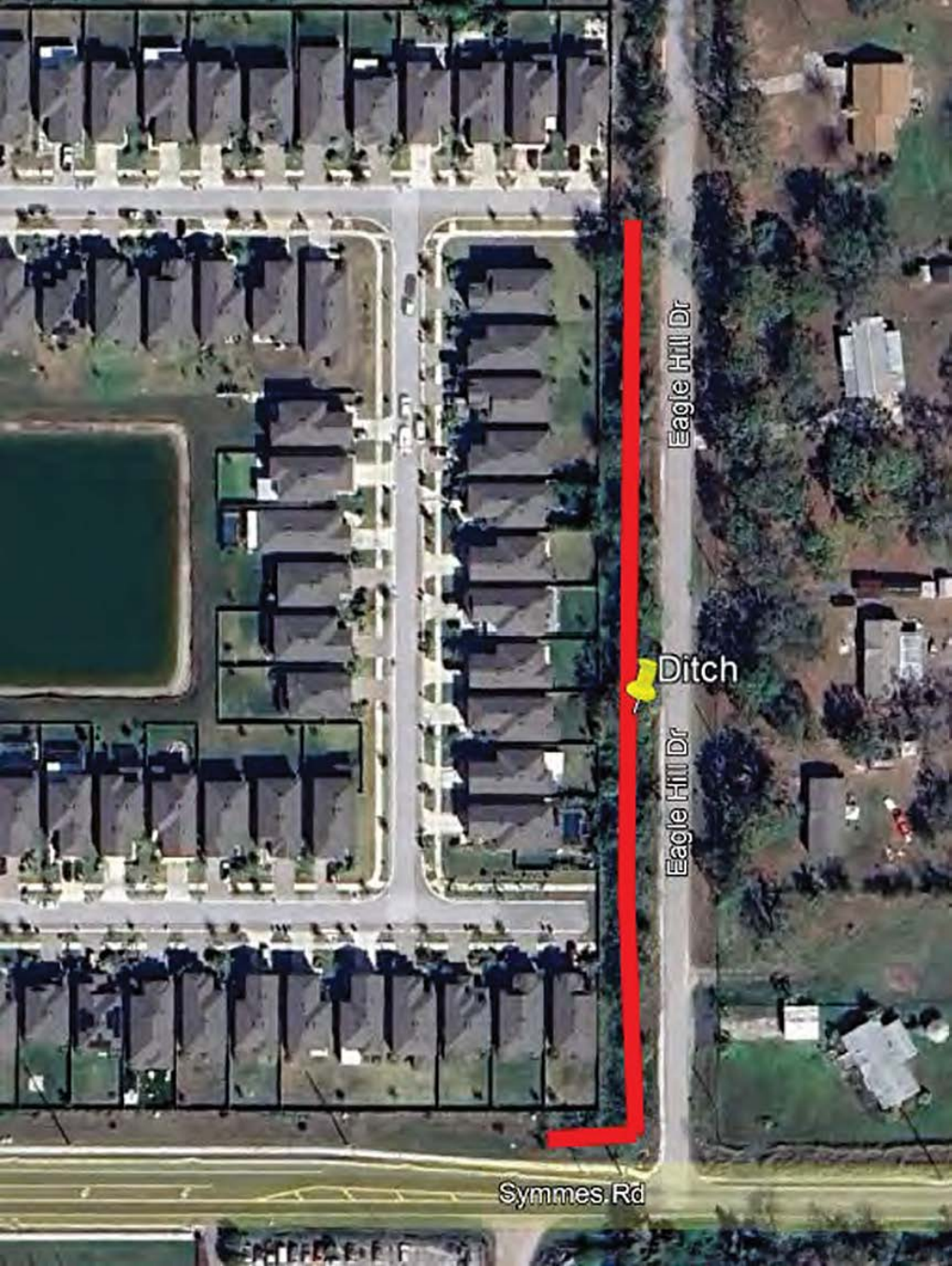
- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site/property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt. Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 5.) Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
- 6.) This proposal shall be valid for 30 days upon receipt.

Signature: _____ Title: _____

Print Name: _____ Date: _____

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



Eagle Hill Dr

Ditch

Eagle Hill Dr

Symmes Rd



Proposal Date: 7/1/2025

ADDENDUM TO EXISTING CONTRACT

This Addendum, dated July 1, 2025, is made by and between Advanced Aquatic Services, Inc., a Florida Corporation, hereinafter called "AAS, Inc.", and

Ventana CDD
c/o Inframark
2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

hereinafter called "CUSTOMER", parties to the Pond Aquatic Maintenance (Original Contract) dated October 1, 2024. The parties hereto agree as follows:

- 1) AAS, Inc. agrees to manage one (1) ditch identified in the attached map in the red area located at Ventana CDD in Riverview, Florida.
- 2) A minimum of 12 inspections with treatment as required (1 visit per month)
- 3) CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified environmental services:

Ponds:

Total Additional Monthly Investment	\$350.00
-------------------------------------	----------

- 4) This agreement is subject to the terms and conditions contained in the original contract dated October 1, 2024.

For: *Advanced Aquatic Services, Inc.*

Authorized Customer's Signature Title

Date: _____

Print Name: _____ Date: _____

Contract Addendum Start Date: _____

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621

5K



**Landscape Enhancement Proposal for
Ventana CDD**

Alba Sanchez
Inframark
2654 Cypress Ridge Blvd.
Ste. 101
Wesley Chapel, FL 33544
alba.sanchez@inframark.com

LOCATION OF PROPERTY

11101 Ventana Groves Boulevard
Riverview, FL 33578

Ventana Community Entrance Enhancement

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Red Sister Ti 7gal	21	\$66.00	\$1,386.00
Dwarf Allamanda 3gal	20	\$22.50	\$450.00
Variegated Copperleaf 3gal	30	\$80.00	\$2,400.00
Little John Bottle Brush 3gal	20	\$57.50	\$1,150.00
Cocoa Brown Mulch 2cf Bag	50	\$10.00	\$500.00
Removal & Installation of Plants & Mulch	1	\$70.00	\$70.00
Irrigation Parts Materials	1	\$575.00	\$575.00
Upgrade Irrigation AT Entrance	6	\$75.00	\$450.00

- **See rendering for visual**
- Remove all old vegetation from entrance beds
- Prepare beds for new plant materials
- Install new mulch to match community installation
- Dump Fees & Taxes.

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Ventana CDD

Subtotal	\$6,981.00
Sales Tax	\$0.00
Proposal Total	\$6,981.00

THIS IS NOT AN INVOICE



**Landscape Enhancement Proposal for
Ventana CDD**

Alba Sanchez
Inframark
2654 Cypress Ridge Blvd.
Ste. 101
Wesley Chapel, FL 33544
alba.sanchez@inframark.com

LOCATION OF PROPERTY

11101 Ventana Groves Boulevard
Riverview, FL 33578

Hurricane Large Crew Day Rate

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Large Hurricane Clean Up 3 Days NTE	3	\$18,500.00	\$55,500.00

- This is proposal is to **NOT EXCEED** the cost for 3 days
- Debris removal needing a large tree crew for removals
- This is for incase of an emergency due to Hurricane hitting the Tampa Bay region
- Debris Removal is extra.

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Ventana CDD

Subtotal	\$55,500.00
Sales Tax	\$0.00
Proposal Total	\$55,500.00

THIS IS NOT AN INVOICE



**Landscape Enhancement Proposal for
Ventana CDD**

Alba Sanchez
Inframark
2654 Cypress Ridge Blvd.
Ste. 101
Wesley Chapel, FL 33544
alba.sanchez@inframark.com

LOCATION OF PROPERTY

11101 Ventana Groves Boulevard
Riverview, FL 33578

Mulch Application Summer 2025

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Coa Coa Cypress Mulch per cy	400	\$55.00	\$22,000.00
<ul style="list-style-type: none">• Installation of 1" of Coa coa brown cypress mulch• No installation in monument areas that are being requested for beautification• Blow areas clean.• Taxes			

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By

Print Name/Title

Date

Ventana CDD

Subtotal	\$22,000.00
Sales Tax	\$0.00
Proposal Total	\$22,000.00

THIS IS NOT AN INVOICE



**Landscape Enhancement Proposal for
Ventana CDD**

Alba Sanchez
Inframark
2654 Cypress Ridge Blvd.
Ste. 101
Wesley Chapel, FL 33544
alba.sanchez@inframark.com

LOCATION OF PROPERTY

11101 Ventana Groves Boulevard
Riverview, FL 33578

Stand Clubhouse Palms back Up Straight

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Stand Palm Up Straight	11	\$495.00	\$5,445.00

Standing & Staking Fallen Palms

- Staking Kit Required
- Skid Steer & Operator Required
- Protection Mats Required





Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Ventana CDD

Subtotal	\$5,445.00
Sales Tax	\$0.00
Proposal Total	\$5,445.00

THIS IS NOT AN INVOICE



**Landscape Enhancement Proposal for
Ventana CDD**

Alba Sanchez
Inframark
2654 Cypress Ridge Blvd.
Ste. 101
Wesley Chapel, FL 33544
alba.sanchez@inframark.com

LOCATION OF PROPERTY

11101 Ventana Groves Boulevard
Riverview, FL 33578

Move Palm Tree While Straightening

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Removals	1	\$875.00	\$875.00

- Palm tree to be moved to the Cone Grove entrance
- Will not guarantee Palm will survive transplant
- Yellowstone will not warranty palm if palm dies

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Ventana CDD

Subtotal	\$875.00
Sales Tax	\$0.00
Proposal Total	\$875.00

THIS IS NOT AN INVOICE



**Landscape Enhancement Proposal for
Ventana CDD**

Alba Sanchez
Inframark
2654 Cypress Ridge Blvd.
Ste. 101
Wesley Chapel, FL 33544
alba.sanchez@inframark.com

LOCATION OF PROPERTY

11101 Ventana Groves Boulevard
Riverview, FL 33578

Hurricane Small Crew Day Rate

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Small Hurricane Clean Up 3 Days NTE	3	\$12,500.00	\$37,500.00

- This is proposal is to **NOT EXCEED** the cost for 3 days
- Debris removal needing a small tree crew for removals
- This is for incase of an emergency due to Hurricane hitting the Tampa Bay region
- Debris Removal is extra.

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Ventana CDD

Subtotal	\$37,500.00
Sales Tax	\$0.00
Proposal Total	\$37,500.00

THIS IS NOT AN INVOICE

Ventana

Gibson, Fl

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Variegated Copperleaf
Blue Agave
Little John Dwarf Bottlebrush
Pringles Podocarpus
Mammy Croton
Orange Bird of Paradise
Red Copperleaf
Cocoa Brown Mulch



Potential



YELLOWSTONE
LANDSCAPE

Ventana

Gibson, Fl

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

*Variegated Copperleaf
Little John Dwarf Bottlebrush
Dwarf Allamanda
Red Sister Ti-Plant
Cocoa Brown Mulch*



Potential



YELLOWSTONE
LANDSCAPE



Proposal #: 578119

Date: 7/9/2025

From: Chris Van Helden

**Landscape Enhancement Proposal for
Ventana CDD**

Alba Sanchez
Inframark
2654 Cypress Ridge Blvd.
Ste. 101
Wesley Chapel, FL 33544
alba.sanchez@inframark.com

LOCATION OF PROPERTY

11101 Ventana Groves Boulevard
Riverview, FL 33578

Cut Palmettos Back

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Cut Palmettos	50	\$70.00	\$3,500.00

- Cut Excessive growth off of Palmettos
- Remove debris
- Dump Fees & Taxes

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Ventana CDD

Subtotal	\$3,500.00
Sales Tax	\$0.00
Proposal Total	\$3,500.00

THIS IS NOT AN INVOICE

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OFFICE
PRECISION
PROTECTION™



Prepared For
Ventana CDD
July 2, 2025

Terrence
Orkin Commercial Services
Phone: (727) 560-7605
Email: Terrence.carter@rollins.com

This report is limited to a visual inspection of the structure. There may be hidden infestations and/or areas of access that are not evident from a visual inspection. The purpose of this report is to document areas of concern from the interior and exterior inspection. Specifically: 1.) visible evidence of pest infection or damage; 2.) visible conditions conducive to infestations; 3.) visible areas of potential pest access to the structure.

© 2025 Orkin, LLC



CUSTOMER INFORMATION

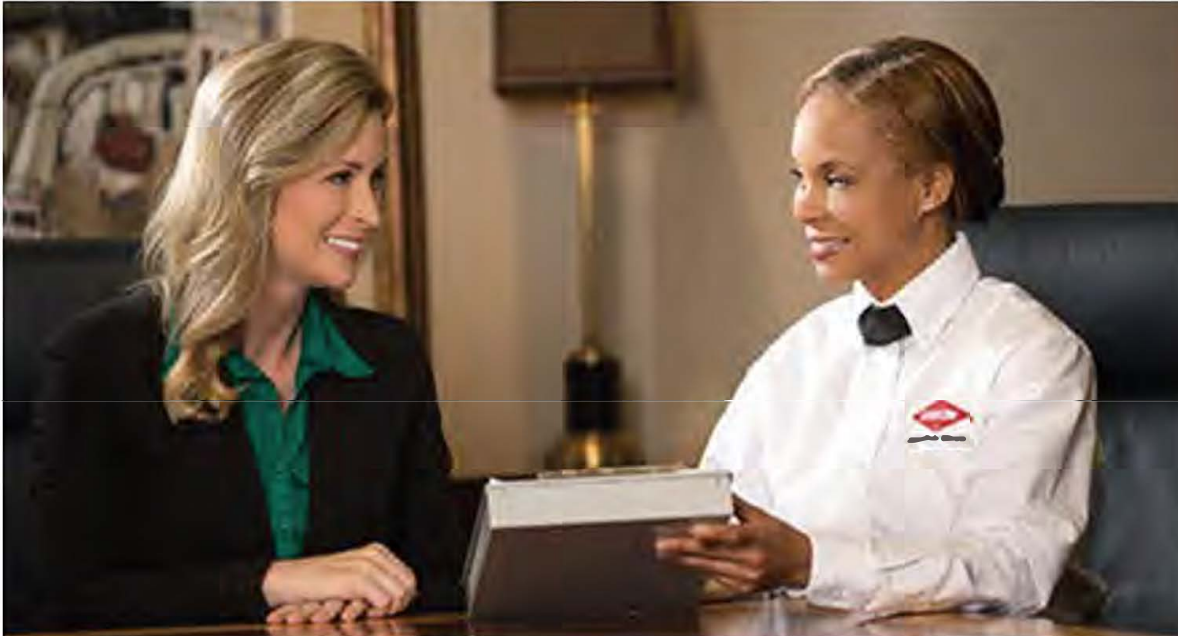
BUSINESS INFORMATION

Ventana CDD			
Business Name		Facility or Store Number (if applicable)	
11101 Ventana Groves Blvd	Riverview	FL	33578
Service Address	City	State	Zip
Service Contact Name			
Business Phone Number		Extension	
Service Contact Email			
Property Management (Office)			
Type of Business			

BILLING INFORMATION

11101 Ventana Groves Blvd	Riverview	FL	33578
Billing Address	City	State	Zip
Billing Contact Name		Extension	
Business Phone Number			
Billing Contact Email			
Notes			

Founded in 1901, Atlanta-based Orkin, LLC serves more than 1.7 million clients through more than 400 locations across the world. We'd like to put our century of pest research and real-world results to work for you. Our goal is to get to know your property inside and out, customize an Integrated Pest Management (IPM) program to fit your needs, and integrate seamlessly into your team – so you can breathe easier when it comes to pest control.



WHY CHOOSE ORKIN AS YOUR PARTNER?

Our Commercial Pros have extensive experience and receive world-class training so they understand the unique challenges you face.

- ◆ **National expertise** – We partner with you and provide unrivalled access to our national expertise and resources to help solve pest problems.
- ◆ **Rapid, effective response** – Because pest problems can occur at any time, we provide fast, reliable and high-quality service to help ensure your establishment is protected.
- ◆ **Breadth and depth of experience** – Our commitment and consistent nationwide service mean we deliver outstanding results, no matter where you are.
- ◆ **Security** – Orkin is bonded, and our Commercial Pros are screened and randomly drug tested to allay security concerns.

OUR A.I.M.® APPROACH TO PEST PREVENTION

Environmental Commitment

Effective pest management is a process, not a one-time event. Through our IPM approach, which we call A.I.M., we identify the best program for your needs based on scientific research and custom solutions. Our methods combine a collaborative and ongoing cycle of three critical activities, so you can rest assured that your business is getting maximum protection with minimum exposure.



Assess

First we inspect, identify and evaluate all the underlying reasons pests infest your establishment.



Implement

Your Orkin Commercial Pro continually works with you to develop customized solutions that suit your establishment's unique needs.



Monitor

Year-round monitoring, documentation, and communication help ensure the ongoing effectiveness of your service.

OFFICE PRECISION PROTECTION®

At Orkin, we understand that no two properties are exactly alike. When you choose Orkin's Office Precision Protection Program, we'll start with a comprehensive, on-site inspection and deliver scientifically-based pest management solutions to help meet your property's needs.



Tailored treatment and inspection – With Orkin's Office

Precision Protection, you know you're getting the most advanced solution available to help solve pest issues.

Specialized training – Our Commercial Pros must complete 160 hours of hands-on training in their first year alone and are thoroughly prepared in the science of pest control.

Rapid, effective response – Because pest problems can occur at any time, we provide fast, reliable and high-quality service.

Business Name: Ventana CDD

Service Address: 11101 Ventana Groves Blvd Riverview, FL 33578

Account Manager: Terrence

Date: July 2, 2025



Icon indicates general area and is not precise.
Insect evidence and conditions may be widespread.

Bait Station Count: 0
Tin Cat Count: 0
Pest Monitor Count: 0
Fly Light Count: 0
Door Sweep Count: 0
Air Curtain Count: 0
Mouse Snap Trap Count: 0
Orkin Eclipse Count: 0
Bird Control Count: 0
Green Drain Count: 0
Wild Life Trap Count: 0

Restroom Care Count: 0
Actizyme Dispenser Count: 0
Actizyme Odor Control: 0
Pheromone Trap Count: 0
Glue Trap Count: 0
AirSpa/AirRemedy Count: 0
Rat Snap Trap Count: 0
Gateway Count: 0
Fly Bait Station Count: 0
Vital Clean Count: 0



INITIAL INSPECTION OBSERVATIONS

Ventana CDD

A large, empty gray rectangular box intended for a customer signature.

Customer Signature

Customer signature is simply acknowledgement of receipt of the Orkin Inspection Report to which the signature is affixed. The Orkin Inspection Report may contain matters that the customer will need to address should the customer decide to receive services from Orkin. The customer's signature is NOT a commitment to scheduling Orkin services. A separate agreement is required for these services.



QUALITY ASSURANCE & OTHER SERVICES

QUALITY ASSURANCE

We back Precision Protection™ with Orkin's Quality Assurance program (featured in the American Society for Quality's Quality Progress magazine), which assures your pest management service meets Orkin's high quality standards – and your own.

60-DAY FOLLOW-UP INSPECTION

A follow-up visit by your Orkin Account Manager will be scheduled within 60 days of your initial service to review your IPM program. All findings will be documented and discussed with your designated facility representative.

ISO 9001: 2015 CERTIFIED CORPORATE COMPLIANCE AUDITS

Orkin employs a National Quality Systems Team, which utilizes an ISO 9001:2015 certified audit process to ensure proper documented procedures are followed. Close monitoring by the ISO Certification Process reinforces Orkin's documented quality management processes and strict regulatory compliance.

ADDITIONAL SERVICES

We would be happy to submit a proposal for any of the additional services below, upon your request.

- ◆ Bed bug control
- ◆ Bird control (baiting, netting, exclusion)
- ◆ Fly control (service, fly light rental)
- ◆ Orkin Actizyme® Floor and Drain Cleaner
- ◆ Termite control
- ◆ Orkin Actizyme® Odor Neutralizer
- ◆ Wildlife control (groundhogs, skunks, etc.)
- ◆ Mosquito control

A separate service agreement would be required for the above additional pests and services.



1 2X24 RESPONSE GUARANTEE

When you see a pest, you need service right away – 365 days a year. Orkin makes it easy with a direct priority line to our national customer service department and to your local branch. We'll respond to your request within 2 hours and if needed have someone on-site at your facility within 24 hours – guaranteed.

2 REIMBURSEMENT GUARANTEE*

Should your company be fined by a regulatory agency due solely to a pest infestation, Orkin will reimburse you for the amount of those fines that are paid.*

3 360° SATISFACTION GUARANTEE

- ◆ **60 days complimentary service if you're not satisfied with the way we begin our service** – After you choose Orkin, we provide a 60-day guarantee of our service. If you're not satisfied after the first 60 days, we reimburse you in full.
- ◆ **60 days complimentary service if you're not satisfied at any time thereafter** – At any time, if you are not completely satisfied with results of your regularly scheduled service, Orkin will provide complimentary service for up to 60 days until you're satisfied.
- ◆ **60 days complimentary service by another provider if you're still not satisfied** – If you are still dissatisfied after 60 days of Orkin's complimentary service and you wish to cancel our service, we will pay for the first 60 days of regular service by another provider of your choice.^

* Your account must be current, under contract for over 60 days, and your business must be compliant with sanitation and structural requests as noted on Orkin service reports.

^ Payment to other provider due to unsatisfactory pest control shall not exceed Orkin's established rates for like service protocol.



INVESTMENT SUMMARY

Ventana CDD

PROPOSAL: Snake Repellent Program

SERVICE DESCRIPTION

Snake Repellent Program

- Protective perimeter of repellent placed around Clubhouse Building, Pool Deck, Play Area, Tennis Court, Mail Center, and sidewalks
- Coverage applied to bottom third of pond, nearest to structure
- Protective perimeter laid down monthly

PEST CONTROL SERVICE

TYPE	FREQUENCY
Standard	Monthly (M)

INVESTMENT **

Total Initial Month	\$150.00
Per Service Visit	\$95.00

** Quote excludes tax and replacement cost of pest control equipment

5M

Ventana

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Approved Proposed Budget

Prepared by:



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Ventana

Community Development District

Operating Budget

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	April-	PROJECTED	% +/-	BUDGET
	FY 2025	3/31/25	9/30/25	FY 2025	Budget	FY 2026
REVENUES						
Interest - Investments	\$ -	10,579	\$ -	\$ 10,579	0%	\$ -
Operations & Maintenance Assmts - On Roll	1,111,313	1,083,213	28,100	1,111,313	0%	1,029,478
Special Assmnts- CDD Collected	-	-	-	-	0%	81,835
Developer Contributions	-	-	-	-	0%	-
Rental Income	-	-	-	-	0%	-
Insurance Reimbursements	-	-	-	-	0%	-
Interest - Tax Collector	-	2,847	-	2,847	0%	-
Other Miscellaneous Revenues	-	800	-	800	0%	-
TOTAL REVENUES	\$1,111,313	\$1,097,439	\$ 28,100	\$1,125,539		\$1,111,313

EXPENDITURES**Financial and Administrative**

Supervisor Fees	\$ 13,000	6,600	\$ 6,400	\$ 13,000	0%	12,000
Field Staff	12,000	4,000	8,000	12,000	0%	12,000
District Management	45,000	15,000	15,249	30,249	-33%	46,350
Onsite Staff	35,000	11,672	23,328	35,000	0%	35,000
Accounting Services	12,000	4,000	8,000	12,000	0%	12,000
Dissemination Agent/Reporting	-	-	-	-	0%	-
Website Admin Services	-	-	-	-	0%	-
District Engineer	6,000	5,655	345	6,000	0%	6,000
District Counsel	10,000	13,310	13,531	26,841	168%	15,000
Trustees Fees	8,400	-	8,400	8,400	0%	8,400
Auditing Services	6,900	-	6,900	6,900	0%	6,900
Postage, Phone, Faxes, Copies	3,500	12	3,488	3,500	0%	3,500
Mailings	3,000	-	3,000	3,000	0%	3,000
Legal Advertising	200	1,260	-	1,260	530%	1,500
Bank Fees	175	-	175	175	0%	175
Dues, Licenses & Fees	138	175	178	353	156%	175
Website ADA Compliance	1,500	1,526	-	1,526	2%	1,526
Disclosure Report	8,400	2,800	5,600	8,400	0%	8,400
Misc Admin	-	-	-	-	0%	-
Email Hosting Vendor	-	-	-	-	0%	-
Total Financial and Administrative	\$ 165,213	\$ 66,010	\$ 102,593	\$ 168,603		\$ 171,926

Insurance

General Liability	\$ 4,000	3,939	\$ 4,004	\$ 7,943	99%	4,000
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Public Officials Insurance	3,200	12,401	12,607	25,008	681%	13,000
Property & Casualty Insurance	23,000	15,490	15,747	31,237	36%	25,000
Workman's Compensation	-	-	-	-	0%	-
Deductible	2,500	-	2,500	2,500	0%	10,000
Total Insurance	\$ 32,700	\$ 31,830	\$ 34,858	\$ 66,688		\$ 52,000

Utility Services

Electric Utility Services	\$ 148,000	62,175	\$ 63,206	\$ 125,381	-15%	160,000
Street Lights	10,000	-	10,000	10,000	0%	-
Water/Waste	6,000	995	5,005	6,000	0%	6,000
Total Utility Services	\$ 164,000	\$ 63,170	\$ 78,211	\$ 141,381		\$ 166,000

Amenity

Pool Monitor	\$ 75,000	16,818	\$ 58,182	\$ 75,000	0%	75,000
Janitorial - Supplies/Other	7,000	6,074	926	7,000	0%	10,000
Garbage Dumpster - Rental/Collection	2,000	896	1,104	2,000	0%	2,000
Amenity Pest Control	1,800	1,346	454	1,800	0%	1,800
Amenity R&M	25,000	21,013	3,987	25,000	0%	40,000
Entrance Monuments, Gates, Walls R&M	4,000	-	4,000	4,000	0%	4,000
Pool Maintenance - Contract	15,000	12,050	2,950	15,000	0%	15,000
Pool Treatments & Other R&M	7,500	750	6,750	7,500	0%	15,000
Security Camera Monitoring Services	10,000	625	9,375	10,000	0%	10,000
MISC	24,600	1,200	1,220	2,420	-90%	3,000
Special Events	5,000	-	5,000	5,000	0%	5,000
Holiday Decorations	15,000	-	15,000	15,000	0%	15,000
CAP Repairs	183,500	30,000	153,500	183,500	0%	126,674
Fly Treatment	-	-	-	-	0%	-
Total Amenity	\$ 375,400	\$ 90,772	\$ 262,448	\$ 353,220		\$ 322,474

Landscape and Pond Maintenance

Landscape Maintenance - Contract	\$ 250,000	116,063	\$ 117,987	\$ 234,050	-6%	271,600
Landscaping - R&M	-	-	-	-	0%	-
Landscaping - Mulch	50,000	4,603	45,397	50,000	0%	50,000
Landscaping - Annuals	-	-	-	-	0%	-
Landscaping - Plant Replacement Program	20,000	-	20,000	20,000	0%	20,000
Irrigation Maintenance	15,000	14,548	452	15,000	0%	30,000
Aquatics - Contract	14,000	5,700	8,300	14,000	0%	14,000
Aquatics - Plant Replacement	10,000	-	10,000	10,000	0%	10,000
Waterway Management Program	-	-	-	-	0%	-
Debris Cleanup	-	-	-	-	0%	10,000
R&M Ponds	15,000	-	15,000	15,000	0%	30,000
Total Landscape and Pond Maintenance	\$ 374,000	\$ 140,914	\$ 217,136	\$ 358,050		\$ 435,600

TOTAL EXPENDITURES	\$1,111,313	\$ 392,696	\$ 695,245	\$1,087,941		\$1,148,000
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Excess (deficiency) of revenues	\$	-	\$ 704,743	\$ (667,145)	\$ 37,598	\$ (36,687)
Net change in fund balance	\$	-	\$ 704,743	\$ (667,145)	\$ 37,598	\$ (36,687)
FUND BALANCE, BEGINNING	\$	164,071	\$ 164,071	\$ 868,814	\$ 164,071	\$ 201,669
FUND BALANCE, ENDING	\$	164,071	\$ 868,814	\$ 201,669	\$ 201,669	\$ 164,982

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$ 164,071
Less: Forecasted Surplus/(Deficit) as of 9/30/2025	37,598

Estimated Funds Available - 9/30/2025	201,669
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FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$ 201,669
Less: First Quarter Operating Reserve	287,000 ⁽¹⁾
Less: Designated Reserves for Capital Projects	
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	(36,687)

Estimated Remaining Undesignated Cash as of 9/30/2026	451,982
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2026**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Financial and Administrative****Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

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.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2026**EXPENDITURES****Financial and Administrative** (continued)**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

EXPENDITURES

Budget Narrative
Fiscal Year 2026**Financial and Administrative** (continued)**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

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

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

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

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Insurance**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services**Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2026**EXPENDITURES****Amenity****Pool Monitor**

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

EXPENDITURES

Budget Narrative
Fiscal Year 2026**Amenity (Continued)****Entrance Monuments, Gates, Walls R&M**

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance**R&M – Stormwater System**

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Budget Narrative
Fiscal Year 2026**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves**Contingency**

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Budget Narrative
Fiscal Year 2026**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Debt Service****Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Ventana

Community Development District

Debt Service Budgets

Fiscal Year 2026

Series 2018 Bonds
Fiscal Year 2026 Adopted Budget

REVENUES	
CDD Debt Service Assessments	\$ 1,064,672
TOTAL REVENUES	\$ 1,064,672
EXPENDITURES	
Series 2018 May Bond Interest Payment	\$ 378,478
Series 2018 May Bond Principal Payment	\$ 315,000
Series 2018 November Bond Interest Payment	\$ 371,194
TOTAL EXPENDITURES	\$ 1,064,672
EXCESS OF REVENUES OVER EXPENDITURES	\$ -
ANALYSIS OF BONDS OUTSTANDING	
Bonds Outstanding - Period Ending 11/1/2024	\$ 15,045,000
Principal Payment Applied Toward Series 2021 Bonds	\$ 315,000
Bonds Outstanding - Period Ending 11/1/2025	\$ 14,730,000

Ventana CDD
Special Assessment Bonds, Series 2018

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
3/8/2018					
11/1/2018	\$ 16,430,000			\$ 525,775	\$ 525,775
5/1/2019	\$ 16,430,000			\$ 406,178	\$ 406,178
11/1/2019	\$ 16,430,000			\$ 406,178	\$ 406,178
5/1/2020	\$ 16,430,000	\$ 255,000	4.000%	\$ 406,178	\$ 661,178
11/1/2020	\$ 16,175,000			\$ 401,078	\$ 401,078
5/1/2021	\$ 16,175,000	\$ 265,000	4.000%	\$ 401,078	\$ 666,078
11/1/2021	\$ 15,910,000			\$ 395,778	\$ 395,778
5/1/2022	\$ 15,910,000	\$ 275,000	4.000%	\$ 395,778	\$ 670,778
11/1/2022	\$ 15,635,000			\$ 390,278	\$ 390,278
5/1/2023	\$ 15,635,000	\$ 290,000	4.000%	\$ 390,278	\$ 680,278
11/1/2023	\$ 15,345,000			\$ 384,478	\$ 384,478
5/1/2024	\$ 15,345,000	\$ 300,000	4.000%	\$ 384,478	\$ 684,478
11/1/2024	\$ 15,045,000			\$ 378,478	\$ 378,478
5/1/2025	\$ 15,045,000	\$ 315,000	4.625%	\$ 378,478	\$ 693,478
11/1/2025	\$ 14,730,000			\$ 371,194	\$ 371,194
5/1/2026	\$ 14,730,000	\$ 330,000	4.625%	\$ 371,194	\$ 701,194
11/1/2026	\$ 14,400,000			\$ 363,563	\$ 363,563
5/1/2027	\$ 14,400,000	\$ 345,000	4.625%	\$ 363,563	\$ 708,563
11/1/2027	\$ 14,055,000			\$ 355,584	\$ 355,584
5/1/2028	\$ 14,055,000	\$ 360,000	4.625%	\$ 355,584	\$ 715,584
11/1/2028	\$ 13,695,000			\$ 347,259	\$ 347,259
5/1/2029	\$ 13,695,000	\$ 375,000	4.625%	\$ 347,259	\$ 722,259
11/1/2029	\$ 13,320,000			\$ 338,588	\$ 338,588
5/1/2030	\$ 13,320,000	\$ 395,000	5.000%	\$ 338,588	\$ 733,588
11/1/2030	\$ 12,925,000			\$ 328,713	\$ 328,713
5/1/2031	\$ 12,925,000	\$ 415,000	5.000%	\$ 328,713	\$ 743,713
11/1/2031	\$ 12,510,000			\$ 318,338	\$ 318,338
5/1/2032	\$ 12,510,000	\$ 435,000	5.000%	\$ 318,338	\$ 753,338
11/1/2032	\$ 12,075,000			\$ 307,463	\$ 307,463
5/1/2033	\$ 12,075,000	\$ 460,000	5.000%	\$ 307,463	\$ 767,463
11/1/2033	\$ 11,615,000			\$ 295,963	\$ 295,963
5/1/2034	\$ 11,615,000	\$ 485,000	5.000%	\$ 295,963	\$ 780,963
11/1/2034	\$ 11,130,000			\$ 283,838	\$ 283,838
5/1/2035	\$ 11,130,000	\$ 505,000	5.000%	\$ 283,838	\$ 788,838
11/1/2035	\$ 10,625,000			\$ 271,213	\$ 271,213
5/1/2036	\$ 10,625,000	\$ 535,000	5.000%	\$ 271,213	\$ 806,213
11/1/2036	\$ 10,090,000			\$ 257,838	\$ 257,838
5/1/2037	\$ 10,090,000	\$ 560,000	5.000%	\$ 257,838	\$ 817,838
11/1/2037	\$ 9,530,000			\$ 243,838	\$ 243,838
5/1/2038	\$ 9,530,000	\$ 590,000	5.000%	\$ 243,838	\$ 833,838
11/1/2038	\$ 8,940,000			\$ 229,088	\$ 229,088
5/1/2039	\$ 8,940,000	\$ 620,000	5.125%	\$ 229,088	\$ 849,088
11/1/2039	\$ 8,320,000			\$ 213,200	\$ 213,200
5/1/2040	\$ 8,320,000	\$ 655,000	5.125%	\$ 213,200	\$ 868,200

Continued

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2040	\$ 7,665,000			\$ 196,416	\$ 196,416
5/1/2041	\$ 7,665,000	\$ 690,000	5.125%	\$ 196,416	\$ 886,416
11/1/2041	\$ 6,975,000			\$ 178,734	\$ 178,734
5/1/2042	\$ 6,975,000	\$ 725,000	5.125%	\$ 178,734	\$ 903,734
11/1/2042	\$ 6,250,000			\$ 160,156	\$ 160,156
5/1/2043	\$ 6,250,000	\$ 760,000	5.125%	\$ 160,156	\$ 920,156
11/1/2043	\$ 5,490,000			\$ 140,681	\$ 140,681
5/1/2044	\$ 5,490,000	\$ 800,000	5.125%	\$ 140,681	\$ 940,681
11/1/2044	\$ 4,690,000			\$ 120,181	\$ 120,181
5/1/2045	\$ 4,690,000	\$ 845,000	5.125%	\$ 120,181	\$ 965,181
11/1/2045	\$ 3,845,000			\$ 98,528	\$ 98,528
5/1/2046	\$ 3,845,000	\$ 890,000	5.125%	\$ 98,528	\$ 988,528
11/1/2046	\$ 2,955,000			\$ 75,722	\$ 75,722
5/1/2047	\$ 2,955,000	\$ 935,000	5.125%	\$ 75,722	\$ 1,010,722
11/1/2047	\$ 2,020,000			\$ 51,763	\$ 51,763
5/1/2048	\$ 2,020,000	\$ 985,000	5.125%	\$ 51,763	\$ 1,036,763
11/1/2048	\$ 1,035,000			\$ 26,522	\$ 26,522
5/1/2049	\$ 1,035,000	\$ 1,035,000	5.125%	\$ 26,522	\$ 1,061,522
		\$ 16,430,000		\$ 16,793,247	\$ 33,223,247

Series 2021 Bonds
Fiscal Year 2026 Adopted Budget

REVENUES		
CDD Debt Service Assessments	\$	95,894
TOTAL REVENUES	\$	95,894
EXPENDITURES		
Series 2021 May Bond Interest Payment	\$	28,172
Series 2021 May Bond Principal Payment	\$	40,000
Series 2021 November Bond Interest Payment	\$	27,722
TOTAL EXPENDITURES	\$	95,894
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2024	\$	1,630,000
Principal Payment Applied Toward Series 2021 Bonds	\$	40,000
Bonds Outstanding - Period Ending 11/1/2025	\$	1,590,000

**Ventana Community Development District
Special Assessment Revenue Bonds, Series 2021 (Expansion Area)**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2021	\$ 1,745,000			\$ 19,971	\$ 19,971
5/1/2022	\$ 1,745,000	\$ 35,000	2.250%	\$ 29,466	\$ 64,466
11/1/2022	\$ 1,710,000			\$ 29,072	\$ 29,072
5/1/2023	\$ 1,710,000	\$ 40,000	2.250%	\$ 29,072	\$ 69,072
11/1/2023	\$ 1,670,000			\$ 28,622	\$ 28,622
5/1/2024	\$ 1,670,000	\$ 40,000	2.250%	\$ 28,622	\$ 68,622
11/1/2024	\$ 1,630,000			\$ 28,172	\$ 28,172
5/1/2025	\$ 1,630,000	\$ 40,000	2.250%	\$ 28,172	\$ 68,172
11/1/2025	\$ 1,590,000			\$ 27,722	\$ 27,722
5/1/2026	\$ 1,590,000	\$ 40,000	2.250%	\$ 27,722	\$ 67,722
11/1/2026	\$ 1,550,000			\$ 27,272	\$ 27,272
5/1/2027	\$ 1,550,000	\$ 40,000	2.750%	\$ 27,272	\$ 67,272
11/1/2027	\$ 1,510,000			\$ 26,722	\$ 26,722
5/1/2028	\$ 1,510,000	\$ 40,000	2.750%	\$ 26,722	\$ 66,722
11/1/2028	\$ 1,470,000			\$ 26,172	\$ 26,172
5/1/2029	\$ 1,470,000	\$ 45,000	2.750%	\$ 26,172	\$ 71,172
11/1/2029	\$ 1,425,000			\$ 25,553	\$ 25,553
5/1/2030	\$ 1,425,000	\$ 45,000	2.750%	\$ 25,553	\$ 70,553
11/1/2030	\$ 1,380,000			\$ 24,934	\$ 24,934
5/1/2031	\$ 1,380,000	\$ 45,000	2.750%	\$ 24,934	\$ 69,934
11/1/2031	\$ 1,335,000			\$ 24,316	\$ 24,316
5/1/2032	\$ 1,335,000	\$ 45,000	3.125%	\$ 24,316	\$ 69,316
11/1/2032	\$ 1,290,000			\$ 23,613	\$ 23,613
5/1/2033	\$ 1,290,000	\$ 50,000	3.125%	\$ 23,613	\$ 73,613
11/1/2033	\$ 1,240,000			\$ 22,831	\$ 22,831
5/1/2034	\$ 1,240,000	\$ 50,000	3.125%	\$ 22,831	\$ 72,831
11/1/2034	\$ 1,190,000			\$ 22,050	\$ 22,050
5/1/2035	\$ 1,190,000	\$ 50,000	3.125%	\$ 22,050	\$ 72,050
11/1/2035	\$ 1,140,000			\$ 21,269	\$ 21,269
5/1/2036	\$ 1,140,000	\$ 55,000	3.125%	\$ 21,269	\$ 76,269
11/1/2036	\$ 1,085,000			\$ 20,409	\$ 20,409
5/1/2037	\$ 1,085,000	\$ 55,000	3.125%	\$ 20,409	\$ 75,409
11/1/2037	\$ 1,030,000			\$ 19,550	\$ 19,550
5/1/2038	\$ 1,030,000	\$ 55,000	3.125%	\$ 19,550	\$ 74,550
11/1/2038	\$ 975,000			\$ 18,691	\$ 18,691
5/1/2039	\$ 975,000	\$ 60,000	3.125%	\$ 18,691	\$ 78,691
11/1/2039	\$ 915,000			\$ 17,753	\$ 17,753
5/1/2040	\$ 915,000	\$ 60,000	3.125%	\$ 17,753	\$ 77,753
11/1/2040	\$ 855,000			\$ 16,816	\$ 16,816
5/1/2041	\$ 855,000	\$ 65,000	3.125%	\$ 16,816	\$ 81,816
11/1/2041	\$ 790,000			\$ 15,800	\$ 15,800
5/1/2042	\$ 790,000	\$ 65,000	4.000%	\$ 15,800	\$ 80,800
11/1/2042	\$ 725,000			\$ 14,500	\$ 14,500
5/1/2043	\$ 725,000	\$ 70,000	4.000%	\$ 14,500	\$ 84,500
11/1/2043	\$ 655,000			\$ 13,100	\$ 13,100

Continued

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2044	\$ 655,000	\$ 70,000	4.000%	\$ 13,100	\$ 83,100
11/1/2044	\$ 585,000			\$ 11,700	\$ 11,700
5/1/2045	\$ 585,000	\$ 75,000	4.000%	\$ 11,700	\$ 86,700
11/1/2045	\$ 510,000			\$ 10,200	\$ 10,200
5/1/2046	\$ 510,000	\$ 75,000	4.000%	\$ 10,200	\$ 85,200
11/1/2046	\$ 435,000			\$ 8,700	\$ 8,700
5/1/2047	\$ 435,000	\$ 80,000	4.000%	\$ 8,700	\$ 88,700
11/1/2047	\$ 355,000			\$ 7,100	\$ 7,100
5/1/2048	\$ 355,000	\$ 85,000	4.000%	\$ 7,100	\$ 92,100
11/1/2048	\$ 270,000			\$ 5,400	\$ 5,400
5/1/2049	\$ 270,000	\$ 85,000	4.000%	\$ 5,400	\$ 90,400
11/1/2049	\$ 185,000			\$ 3,700	\$ 3,700
5/1/2050	\$ 185,000	\$ 90,000	4.000%	\$ 3,700	\$ 93,700
11/1/2050	\$ 95,000			\$ 1,900	\$ 1,900
5/1/2051	\$ 95,000	\$ 95,000	4.000%	\$ 1,900	\$ 96,900
		\$ 1,745,000		\$ 1,136,711.92	\$ 2,881,711.92

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service**Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Ventana

Community Development District

Supporting Budget Schedules

Fiscal Year 2026

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION											
Assessment Area One- Series 2018											
Product	Units	O&M Assessment			Debt Service Series 2018			Total Assessments per Unit			
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025		FY 2026	FY 2025	Dollar Change	Percent Change
Single Family 40'	211	\$ 1,209.15	\$ 1,209.15	\$ -	\$ 1,251.06	\$ 1,251.06	\$ -	\$ 2,460.21	\$ 2,460.21	\$ -	0%
Single Family 50'	281	\$ 1,511.44	\$ 1,511.44	\$ -	\$ 1,563.83	\$ 1,563.83	\$ -	\$ 3,075.27	\$ 3,075.27	\$ -	0%
Single Family 60'	229	\$ 1,813.73	\$ 1,813.73	\$ -	\$ 1,876.60	\$ 1,876.60	\$ -	\$ 3,690.33	\$ 3,690.33	\$ -	0%
	721										
Assessment Area Two- Series 2021											
Product	Units	O&M Assessment			Debt Service Series 2021			Total Assessments per Unit			
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025		FY 2026	FY 2025	Dollar Change	Percent Change
Single Family 40'	72	\$ 1,209.15	\$ 1,209.15	\$ -	\$ 1,443.47	\$ 1,443.47	\$ -	\$ 2,652.62	\$ 2,652.62	\$ -	0%
	72										

5Q



LRI Restorations LLC

813-770-9440
Info@lrirestorations.com
13021 Willow Grove Dr
Riverview Florida 33579

Client: Sam Bakkar
Property: 11101 Ventana Groves Blvd
Riverview, FL 33578

Home: (717) 465-2438

Operator: FRANK

Estimator: Frank Lewis
Position: Owner
Company: LRI Restorations LLC
Business: 13021 Willow Grove Dr
Riverview , FL 33578

Type of Estimate: Addition

Date Entered: 7/9/2025

Date Assigned:

Price List: FLTA8X_APR25

Labor Efficiency: Restoration/Service/Remodel

Estimate: 2025-07-09-1422VENTA

Adding side walk from circle drive to playground



LRI Restorations LLC

813-770-9440
Info@lrirestorations.com
13021 Willow Grove Dr
Riverview Florida 33579

2025-07-09-1422VENTA

2025-07-09-1422VENTA

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. Permits & Fees (Agreed Price)	1.00 EA @	215.00 =	215.00
2. R&R Concrete sidewalk - finished in place	650.00 SF @	13.65 =	8,872.50
3. Lawn - sod	600.00 SF @	0.81 =	486.00
4. Insulated concrete form wall - 6" solid concrete core	325.00 LF @	3.45 =	1,121.25
5. General Demolition (Bid Item)	1.00 EA @	1,432.64 =	1,432.64
6. Administrative/supervisor labor charge (Bid Item)	6.00 HR @	32.00 =	192.00



LRI Restorations LLC

813-770-9440
Info@lrirestorations.com
13021 Willow Grove Dr
Riverview Florida 33579

Summary

Line Item Total	12,319.39
Permit	215.00
Material Sales Tax	175.32
Subtotal	12,709.71
Overhead	1,270.98
Profit	1,398.09
Replacement Cost Value	\$15,378.78
Net Claim	\$15,378.78

Frank Lewis
Owner



LRI Restorations LLC

813-770-9440
Info@lrirestorations.com
13021 Willow Grove Dr
Riverview Florida 33579

Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (6.5%)	Cleaning Mat Tax (6.5%)	Total Cleaning Tax (6.5%)	Laundering Tax (2%)	Manuf. Home Tax (6%)	Storage Rental Tax (6.5%)
Line Items								
	1,248.08	1,372.90	161.34	0.00	0.00	0.00	0.00	0.00
Additional Charges								
	22.90	25.19	13.98	0.00	0.00	0.00	0.00	0.00
Total	1,270.98	1,398.09	175.32	0.00	0.00	0.00	0.00	0.00



LRI Restorations LLC

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Riverview Florida 33579

Recap by Room

Estimate: 2025-07-09-1422VENTA	12,319.39	100.00%
<hr/>	<hr/>	<hr/>
Subtotal of Areas	12,319.39	100.00%
<hr/>	<hr/>	<hr/>
Total	12,319.39	100.00%



LRI Restorations LLC

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Riverview Florida 33579

Recap by Category

O&P Items	Total	%
CONCRETE & ASPHALT	7,218.25	46.94%
GENERAL DEMOLITION	4,208.14	27.36%
PERMITS AND FEES	215.00	1.40%
LABOR ONLY	192.00	1.25%
LANDSCAPING	486.00	3.16%
O&P Items Subtotal	12,319.39	80.11%
Permits and Fees	215.00	1.40%
Material Sales Tax	175.32	1.14%
Overhead	1,270.98	8.26%
Profit	1,398.09	9.09%
Total	15,378.78	100.00%



July 7, 2025

Proposal #18595725

Contact

Jerry Whited
Phone: 813-361-1466
jwhited@bdiengineers.com

Customer

BDI
536 4th Ave. S, Unit 4
St. Petersburg FL. 33701

Job

Ventana
11101 Ventana Groves Blvd
Riverview, FL 33578

PROPERTY IMPROVEMENTS

Concrete Sidewalk Installation

Scope of work:

1. Secure the job site for the safety of the crew and the public using barricades/cones.
2. Excavate grass and dirt from one area totaling 500 square feet.
3. Haul debris from site.
4. Prep areas, set forms and pour 1 area totalling approximately 500 square feet of 4" concrete sidewalk using 4,000 psi concrete.
5. Apply a broom finish and control joints as required.
6. Clean up the job site.

Labor and Material - \$9,275.00

Notes:

- *DUE TO THE CRITICAL NATURE OF ESCALATING MATERIAL COSTS, MATERIAL PRICES ARE SUBJECT TO POTENTIAL MONTHLY, WEEKLY OR DAILY CHANGES. SHOULD THIS SITUATION ARISE, ACPLM WILL PROVIDE DOCUMENTATION OF MATERIAL ADJUSTMENT(S). A BILLABLE CHANGE ORDER MAY BE REQUIRED DUE TO THESE CHANGES.
- *REPAIR SIZES PROVIDED BY CUSTOMER.
- *WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.
- *PRICE IS GOOD ONLY IF ACPLM HAS FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT. NOT HAVING FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT CAN RESULT IN ADDITIONAL WORK AND/OR MOBILIZATIONS WHICH SHALL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *WORK TO BE DONE ON WEEKDAYS IN DAYLIGHT HOURS.
- *NOT INCLUDED IN THIS PROPOSAL ARE PLANT OPENING FEES. IF NECESSARY, THIS ADDITIONAL ITEM WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



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Tampa, FL 33619



July 7, 2025

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jwhited@bdiengineers.com

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St. Petersburg FL. 33701

Job

Ventana
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Riverview, FL 33578

PROPERTY IMPROVEMENTS

Notes Continued:

*PROPOSAL DOES NOT INCLUDE THERMOPLASTIC PAINT, PRIMING/SANDING, TACK, TESTING, FLAGMAN, LANE CLOSURE, M.O.T., IMPACT FEES, SURVEYING, AS-BUILTS, EROSION CONTROL, SHOP DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.

*ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES TO INCLUDE PUBLIC UTILITIES AND PRIVATE UTILITIES SUCH AS, BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPES OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER

*DUE TO THE NATURE AND SCOPE OF THIS WORK, THE LOCATION OF THIS WORK, THE MATERIAL, TRUCKING AND EQUIPMENT NECESSARY TO PERFORM THIS WORK, ACPLM MAY CAUSE SCUFFING AND ADVERSELY AFFECT THE AESTHETICS OF THE PAVEMENT IN AND AROUND THE WORK AREAS. ALTHOUGH EVERY EFFORT WILL BE MADE TO MINIMIZE ANY AND ALL AFFECTS, ACPLM CANNOT GUARANTEE AGAINST THEM. ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPE OF ITEMS WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.

*PROPOSAL DOES NOT INCLUDE IRRIGATION LINES, SPRINKLER HEADS, SOD, NOR LANDSCAPING. EVERY EFFORT WILL BE MADE NOT DAMAGE THESE ITEMS. HOWEVER, DUE TO THE NATURE OF THIS TYPE OF WORK AND THE DAMAGE ALREADY CAUSED BY THE ROOTS, SOME DAMAGE MAY OCCUR IN ORDER TO MAKE THE NECESSARY REPAIRS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER. IF WORK IS APPROVED, IT IS RECOMMENDED THE LANDSCAPING COMPANY IS MADE AWARE AND ON STAND BY.

*DUE TO THE SURROUNDING ELEVATIONS IN THE WORK AREA, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED. THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN ¼ OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WILL NOT BE RESPONSIBLE FOR PONDING OF WATER.

*ACPLM CAN NOT GUARANTEE AGAINST THE FUTURE REGROWTH OF ROOTS AFTER REPAIRS ARE COMPLETE.

*CONCRETE WORK DOES NOT INCLUDE THE FOLLOWING: ZIP STRIP, REBAR, STRUCTURAL FOOTERS, COLUMNS OR RETAINING WALLS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPE OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.

*THIS CONTRACTOR IS NOT RESPONSIBLE FOR ANY PERSONS WHO WRITES OR DRAWS IN THE NEW CONCRETE DURING THE CONCRETES CURING TIME. A CHANGE ORDER WILL BE REQUIRED TO FIX DAMAGED AREAS CAUSED BY VANDALISM.



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Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



July 7, 2025

Proposal #18595725

Contact

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jwhited@bdiengineers.com

Customer

BDI
536 4th Ave. S, Unit 4
St. Petersburg FL. 33701

Job

Ventana
11101 Ventana Groves Blvd
Riverview, FL 33578

PROPERTY IMPROVEMENTS

Notes Continued:

- *IN ORDER TO ENSURE PROPER CURE TIME AND AVOID IMPRESSIONS IN THE NEWLY POURED CONCRETE RESULTING FROM PEDESTRIAN, BIKE, SHOPPING CART, VENDOR, ETC. TRAFFIC, NEWLY POURED AREAS OF CONCRETE WILL BE CORDONED OFF FOR A MINIMUM OF 24 HOURS. IF ACPLM IS NOT PERMITTED TO CORDON OFF NEWLY POURED CONCRETE AREAS, ACPLM IS NOT RESPONSIBLE FOR ANY IMPRESSIONS IN THE NEW CONCRETE AND A CHANGE ORDER WILL BE REQUIRED TO FIX DAMAGED AREAS.
- *BECAUSE OF THE POTENTIAL FOR FLEXING OF THE SUB BASE IN THE FLORIDA REGION, NEW CONCRETE MAY EXPERIENCE PREMATURE CRACKING AT ANY POINT AFTER CURING BEYOND OUR CONTROL. PREMATURE CRACKING IS NOT REFLECTIVE OF POOR QUALITY OF MATERIAL OR INFERIOR WORKMANSHIP.
- *CONCRETE SAW CUTTING WILL CAUSE DUST TO ACCUMULATE IN THE AIR AND WIND MAY CAUSE THE DUST TO SETTLE ON NEARBY PARKED CARS AND BUILDING STRUCTURE.
- *ACPLM CAN NOT GUARANTEE AGAINST THE FUTURE REGROWTH OF ROOTS AFTER REPAIRS ARE COMPLETE.
- *IT IS THE CUSTOMER'S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.
- *BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREAS. THIS CONTRACTOR IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES AND TRACKING ASPHALT AND/OR TACK, NOR FOR DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.
- *PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. THE COST OF THE PERMIT, IF REQUIRED, AND ALL COSTS ASSOCIATED WITH OBTAINING A PERMIT, AND ANY ADDITIONAL WORK, TESTING OR INSPECTIONS REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.
- *90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.
- *MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



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July 7, 2025

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Ventana
11101 Ventana Groves Blvd
Riverview, FL 33578

PROPERTY IMPROVEMENTS

Customer Billing Information

Thank you for choosing ACPLM. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

The terms of your contract are:

Net Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

Acceptance of Terms – Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Bill To Name and Address:

Job Site Name and Address:

Billing Contact Name:

Billing Phone Number:

Email Address:

Billing Instructions:



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July 7, 2025

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Ventana
11101 Ventana Groves Blvd
Riverview, FL 33578

PROPERTY IMPROVEMENTS

Net Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

ACPLM Authorized Signature Joel Samon
Joel Samon
Cell: 813 335-4445 jsamon@acplm.net

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Date of Acceptance _____

Customer's Authorized Signature _____

Terms and Condition: Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration or deviation from the above specifications involving extra costs of material or labor will be an additional charge outside of the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. Customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 10 days from the proposed date, after which prices are subject to change to accommodate current industry pricing.

Proposal Amount - \$9,275.00



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2010 S 51st Street,
Tampa, FL 33619

Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Phone: 813-765-8798

Date: 07/07/2025
Work Order # WO-V070725
Customer ID: Ventana CDD
Quotation valid until 07/31/2025
Prepared by: Aysha Torres

Description		Unit Price	Quantity	Amount
Sidewalk Installation		\$25.25 sq ft	515 sq ft	\$12,488.75
➤ Install concrete sidewalk from the side of the clubhouse to the playground				
103 Linear Feet x 5 Feet Wide				
515 Square Feet x 24.25				
Subtotal				\$12,488.75
Service Fee				\$0.00
Disposal Fee				\$0.00
Total	Labor and Materials			\$12,488.75

Full payment is due within 30 days of finalizing the project.

If you have any questions concerning this quotation, please contact:
Aysha Torres at aysha.torres@Inframark.com

By: Aysha Torres

Date: 07/07/2025

Inframark

By: _____

Date: _____

Ventana CDD

Inframark Offices – Celebration – Tampa
We are proud to provide a range of services for your community.

Sidewalk Installation



5S



ADMIRAL FURNITURE

Company Address 707 SW 20th Street
Ocala, FL 34471
US

Quote # A-52868-00004010
Created Date 7/7/2025

Opportunity Owner BOBBY VILLELLA
Prepared By TIFFANY SHAY
Email tiffanys@admiralfurniture.com

Bill To INFRAMARK
Bill to Address 2654 CYPRESS RIDGE BOULEVARD SUITE
101
WESLEY CHAPEL, FL 33544
US
Bill to Contact Name DEMION ALLEN 813.440.7312
and Phone
Bill to Email demion.allen@inframark.com

Ship To VENTANA CDD
Ship to Address 11101 VENTANA GROVES BOULEVARD
RIVERVIEW, FL 33578
US
Ship to Contact DEMION ALLEN 813.440.7312
Name and Phone

Payment Terms 50% DEPOSIT / BALANCE PRIOR TO
SHIPMENT

FOB Point ORIGIN
Carrier LOCAL DELIVERY
Date Scheduled 8/11/2025

Product	Product Image	Quote Line Item Details	Price	Quantity	Total Price	Line Item Description
9973 - RE-SLING		RE-SLING CHAISE LOUNGE	\$135.00	10.00	\$1,350.00	ADMIRAL WILL DO RE-SLING AT PROPERTY. PLEASE MATCH MEASUREMENTS FROM 51804 SLING: FROZEN BROWN
SURCHARGE		SURCHARGE	\$40.50	1.00	\$40.50	TARIFF SURCHARGE
SHIPPING - NT		SHIPPING (NON TAX)	\$550.00	1.00	\$550.00	

Subtotal \$1,940.50
Sales Tax \$0.00
Total \$1,940.50



ORDER NOTES AND INSTRUCTIONS

ACCEPTANCE OF TERMS

Approved By: _____ Date: _____

By signing this quotation, you agree to our TERMS AND CONDITIONS below. Please verify billing and shipping addresses, quantities, model number and color selections.

A/P Contact: _____ Email: _____ Phone: _____

TERMS AND CONDITIONS

Pricing: Pricing is only guaranteed for 30 days. Please consult your sales representative for updated quotes. Payment terms as noted above. We accept payments via ACH, check/money order and most major credit cards. All furniture remains the property of Admiral Furniture LLC until the invoice is paid in full.

Returns/Cancellations: No returns accepted without written authorization in advance and return freight prepaid. No cancellations accepted without written notice from purchaser within one (1) business day of purchase. Restocking charges apply.

Freight: All products are shipped FOB / Factory. Freight rates quoted are for curbside delivery only. Inside delivery and lift gate charges are additional. Purchaser must note any damage or missing items on the freight bill upon delivery and contact the seller within three (3) business days.

FREIGHT AND SALES TAX ARE ESTIMATES ONLY AND MAY BE SUBJECT TO CHANGE BASED ON FINAL DESTINATION AND DATE OF SHIPMENT. ADDITIONAL FREIGHT OR SALES TAX ARE THE RESPONSIBILITY OF THE PURCHASER AND SUBJECT TO CURRENT PAYMENT TERMS.

5T

Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Phone: 813-765-8798

Date: 07/08/2025
Work Order # WO-V070825-1
Customer ID: Ventana CDD
Quotation valid until 07/31/2025
Prepared by: Aysha Torres

Description		Unit Price	Quantity	Amount
Foam Column repair		\$80.00/ HR	2	\$160.00
Materials		\$40.00	1	\$40.00
Subtotal				\$200.00
Service Fee				\$125.00
Disposal Fee				\$0.00
Total	Labor and Materials			\$325.00

Full payment is due within 30 days of finalizing the project.

If you have any questions concerning this quotation, please contact:
Aysha Torres at aysha.torres@Inframark.com

By: Aysha Torres

Date: 07/08/2025

Inframark

By: _____

Date: _____

Ventana CDD

Inframark Offices – Celebration – Tampa
We are proud to provide a range of services for your community.

Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Phone: 813-765-8798

Date: 07/08/2025
Work Order # WO-V070825
Customer ID: Ventana CDD
Quotation valid until 07/31/2025
Prepared by: Aysha Torres

Description		Unit Price	Quantity	Amount
Restabilization of Pool Deck Shower		\$80.00/ HR	1	\$80.00
Door Restoration		\$80.00/ HR	2	\$160.00
Materials		\$50.00		\$50.00
➤ Will require Two Days, Paint & Glue needs to dry				
Subtotal				\$290.00
Service Fee				\$125.00
Disposal Fee				\$0.00
Total	Labor and Materials			\$415.00

Full payment is due within 30 days of finalizing the project.

If you have any questions concerning this quotation, please contact:
Aysha Torres at aysha.torres@Inframark.com

By: Aysha Torres

Date: 07/08/2025

Inframark

By: _____

Date: _____

Ventana CDD

Inframark Offices – Celebration – Tampa
We are proud to provide a range of services for your community.

Sixth Order of Business

6A

**MINUTES OF MEETING
VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Ventana Community Development District was held on Wednesday, June 11, 2025, and called to order at 6:01 p.m. at the Ventana Clubhouse, located at 11101 Ventana Groves Boulevard, Riverview, Florida 33578.

Present and constituting a quorum were:

Juan Carlos Reyes	Chairperson
James Jones	Assistant Secretary
Gregory Creel	Assistant Secretary
Marth Rockovich	Assistant Secretary

Also present were:

Kristee Cole	Senior District Manager, Inframark
Whitney Sousa	District Counsel, Straley Robin Vericker
Paul Young	Field Manager, Inframark
Luis Santiago	Branch Manager, Yellowstone
Christaan Ven Helden	Account Manager, Yellowstone

Several Residents

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Cole called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Board participated in the Pledge of Allegiance.

THIRD ORDER OF BUSINESS **Public Comment**

There were inquiries regarding a possible encroachment by the neighboring property. The Chair confirmed that no encroachment had occurred. Additionally, there was discussion concerning the tall grass located near the adjacent property. It was noted that the District may need to consider including this area in the landscape maintenance contract.

FOURTH ORDER OF BUSINESS **Attorney's Report**

The Board discussed rescheduling the regular meeting dates to accommodate the availability of the new District Manager. It was decided that regular meetings will be held on the third Wednesday of each month at 6:00 p.m. Inframark will assume responsibility for the cost of the new meeting advertisements. District Counsel will prepare a notice to cease services under the current janitorial contract and will review the proposed contract with Neptune.

FIFTH ORDER OF BUSINESS

Engineer's Report

There was an erosion that was noted on pond 10. Finn Outdoor provided a proposal with three year warranty.

SIXTH ORDER OF BUSINESS

Yellowstone Landscape Report

Mr. Santiago introduced Christiaan Ven Helden as the new Account Manager and announced his own promotion to Branch Manager. An action plan was presented to the Board for review. It was noted that the mulch and drip lines at the entrances require attention. The Chairman is scheduled to meet with the landscaper next week to address these and other outstanding issues.

Additional landscape maintenance needs include line trimming and chemical edging along the fences. The landscaper indicated that it would take approximately 45 days, more or less, for the community to reach the desired maintenance standards. To expedite progress, Yellowstone will begin deploying additional crews on weekends, with work commencing at 8:00 a.m.

SEVENTH ORDER OF BUSINESS

Security

At this time, Eric, the owner of the security company, addressed the Board. He reported an incident in which a security officer was threatened with violence, including threats to their life. The Sheriff's Office has been contacted and is handling the matter. Once the official report is received from the Sheriff's Office, District Management will forward it to District Counsel for review and determination of next steps. This matter will be included on the agenda for discussion at the next Board meeting.

Additionally, the Board requested that access to the security cameras be provided to both Board Members and the security vendor. The Board also directed that "No Fishing" signs be installed behind the clubhouse ponds.

EIGHTH ORDER OF BUSINESS

Business Items

A. Discussion of the Fiscal Year 2026 Approved Preliminary Budget

Mr. Creel stated that he believed it would be in the District's best interest to terminate the contract with Inframark. However, Mr. Jones and Mr. Reyes expressed that they were not comfortable taking that action at this time. After discussion, the Board agreed to allow Inframark an opportunity to address and resolve the internal issues. If the Board does not observe meaningful improvement by the end of the budget season, it will consider terminating the contract with Inframark.

Ms. Cole expressed her appreciation to the Board for the opportunity to allow Inframark to make the necessary improvements. She announced that Lisa Castoria will assume responsibility as District Manager effective immediately. Ms. Castoria will meet individually with each Board Member to gather feedback on how they would like to see Inframark improve moving forward.

Ms. Sousa informed the Board that she will be going on maternity leave within the next month, and that Cari Webster will be covering her responsibilities during her absence.

Ms. Cole proceeded to review the proposed budget line by line, reallocating funds across various line items while maintaining a zero increase to the overall budget.

B. Advanced Aquatics Waterway Inspection Report

The Board had no questions outside of the attendance at the meeting.

C. Field Inspections Report

i. Ventana CDD Field Inspection Report

ii. Enclave at Ventana Field Inspection Report

The Board reviewed the report in detail. The Board requested that the proposals submitted by Inframark be revised to include only the drain line cleaning and the installation of fire extinguishers. Additionally, the Board requested a reduced hourly rate for the proposed services.

It was noted that a resident has been disposing of landscape clippings over their fence. Once the resident's address is confirmed, a formal notice will be sent addressing this violation.

There was also discussion regarding Yellowstone's lack of response to recent proposal requests. To improve coordination, the Board directed that Field Inspections be conducted at least 21 days prior to each Board meeting, allowing Yellowstone sufficient time to prepare and submit proposals.

D. Proposal for Janitorial Services

On MOTION by Mr. Reyes, seconded by Mr. Creel, with all in favor, the Board approved the Neptune Multi Services Proposal. 4-0

NINTH ORDER OF BUSINESS

Manager's Report

A. Quarterly Website Compliance Audit Report

Ms. Cole informed the Board that their website is in ADA compliance.

TENTH ORDER OF BUSINESS

Clubhouse Manager

A. Project Status Report – Project Tracker

The Board stated that the report looked good and requested that no one can book an event more than 90 days out, and that each event must hold a deposit once booked.

ELEVENTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of May 14, 2025, Regular Meeting

B. Consideration of Operation and Maintenance Expenditures April 2025

C. Acceptance of the Financials and Approval of the Check Register for April 2025

It was noted that the charge for the database should be the responsibility of the Onsite Manager.

On MOTION by Mr. Reyes, seconded by Mr. Creek, with all in favor, the Consent Agenda was approved, 4-0.

TWELFTH ORDER OF BUSINESS

Acceptance of the FY 2024 Financial Audit

On MOTION by Mr. Reyes. Evans seconded by Mr. Creel, with all in favor, Fiscal Year 2024 Financial Audit was approved. 4-0

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests or Comments

The Board requested the following:

- Mr. Reyes requested as a wish item that we obtain proposals for the installation of a sidewalk leading to the playground. He also discussed the need for landscape revitalization at the entrances. It was noted that an electrician is needed at the entrances, as the power must be manually reset each time it is lost, due to the system not restarting automatically. Mr. Reyes also discussed the possibility of installing solar panels at the clubhouse. Staff were directed to monitor the area near Sims, as the County has repeatedly disturbed the property, replacing only the grass and not the irrigation system. As a result, the grass continues to deteriorate.
- Mr. Reyes requested that “No Fishing” signs be installed at the pond located behind the clubhouse as well as the pond near Cakebread.
- Mr. Jones requested that Ms. Bakkar conduct a community-wide audit and report any downed or missing street signs to the County. Additionally, the Board requested that the pool hours signage be updated to reflect the correct times.

A. Review Permission for a Geocache Placement on CDD Property on CDD Property at the end of Wine Press (MR)

Ms. Rockvoich inquired whether geocaching is permitted within the District and whether any specific rules apply to such activity. District Management will contact EGIS to determine if geocaching is allowed and to assess any potential liability to the District. This item will be placed on the agenda for discussion at the next Board meeting.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Creel, seconded by Mr. Reyes, with all in favor, the meeting was adjourned at 8:47 p.m. 4-0

Lisa Castoria
District Manager

Chairperson

6B

VENTANA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
ACTION SECURITY, INC	5/1/2025	29275	\$125.00	\$125.00	SECURITY
ADVANCED AQUATIC SERVICES INC	6/1/2025	060125-	\$1,140.00	\$1,140.00	LAKE MAINT
HOME TEAM PEST DEFENSE	4/21/2025	042125-5891	\$181.50	\$181.50	PEST SERVICE
INFRAMARK LLC	5/2/2025	148992	\$1,000.00		DISTRICT INVOICE
INFRAMARK LLC	5/2/2025	148992	\$3,750.00		DISTRICT INVOICE
INFRAMARK LLC	5/2/2025	148992	\$1,000.00	\$5,750.00	DISTRICT INVOICE
REPUBLIC SERVICES #696 ACH	4/17/2025	0696-001264877	\$511.58	\$511.58	WASTE
REPUBLIC SERVICES #696 ACH	4/17/2025	041725-4293 ACH	\$511.58	\$511.58	WASTE
YELLOWSTONE LANDSCAPE	5/20/2025	916768	\$1,800.00	\$1,800.00	LANDSCAPE SERVICES
Monthly Contract Subtotal			\$10,019.66	\$10,019.66	
Utilities					
BOCC ACH	5/16/2025	051625-8430 ACH	\$866.52	\$866.52	WATER
CHARTER COMMUNICATIONS ACH	5/1/2025	2455297050125 ACH	\$205.00	\$205.00	INTERNET SERVICE
TECO ACH	5/6/2025	050625-6013 ACH	\$11,907.36	\$11,907.36	ELECTRIC SERVICE
TECO ACH	5/7/2025	050725-1918 ACH	\$959.27	\$959.27	ELECTRIC SERVICE
TECO ACH	5/7/2025	050725-4538 ACH	\$80.99	\$80.99	ELECTRIC SERVICE
Utilities Subtotal			\$14,019.14	\$14,019.14	
Regular Services					
AN QUNETTE ALLEN	5/13/2025	05132025	\$250.00	\$250.00	REIMB
BRLETIC DVORAK, INC	4/30/2025	1912	\$2,055.00	\$2,055.00	PROFFESIONAL SERVICES
CORRIE ALVAREZ	5/13/2025	05132025	\$425.00	\$425.00	REIMB
FL DEPT. OF HEALTH	5/2/2025	050225-	\$275.00	\$275.00	yearly pool permit
FLA POOLS INC	5/2/2025	01194619	\$281.25	\$281.25	repair ada chair
FLA POOLS INC	5/5/2025	01194622	\$4,450.00	\$4,450.00	repair approx 60ft coping
GoTo TECHONOLOGIES USA LLC	5/1/2025	IN7103852891	\$74.34	\$74.34	monthly services to supplement schooldays
GRAU AND ASSOCIATES	5/1/2025	27567	\$3,500.00	\$3,500.00	yearly audit 2024
GREGORY LOUIS CREEL	5/14/2025	GC-051425	\$200.00	\$200.00	BOARD 5/14/25
HOME TEAM PEST DEFENSE	5/14/2025	109781980	\$181.50	\$181.50	PEST SERVICE
INFRAMARK LLC	5/2/2025	148992	\$2,916.67		DISTRICT INVOICE
INFRAMARK LLC	5/2/2025	148992	\$700.00	\$3,616.67	DISTRICT INVOICE

VENTANA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
INFRAMARK LLC	5/28/2025	150140	\$87.32	\$87.32	supplies for the clubhosue
JAMES JONES -EFT	5/14/2025	JJ-051425-EFT	\$200.00	\$200.00	BOARD 5/14/25
JUAN CARLOS REYES	5/14/2025	JC-051425	\$200.00	\$200.00	BOARD 5/14/25
KELLY GARCIA	5/14/2025	KG-051425	\$200.00	\$200.00	BOARD 5/14/25
MARISOL JURADO	5/15/2025	051325-2	\$350.00	\$350.00	security deposit reimbursement
MARISOL JURADO	5/13/2025	05132025	\$350.00	\$350.00	REIM
MARTHA M ROCKOVICH	5/14/2025	MR-051425	\$200.00	\$200.00	BOARD 5/14/25
MHD COMMUNICATIONS	5/15/2025	37911	\$646.91	\$646.91	IT SERVICES
STRALEY ROBIN VERICKER	5/6/2025	26450	\$3,008.44	\$3,008.44	LEGAL COUNSEL
UNITED SECURITY SOLUTIONS OF AMERICA, LLC	5/5/2025	250505-VCDD	\$1,255.90	\$1,255.90	POOL SECURITY
UNITED SECURITY SOLUTIONS OF AMERICA, LLC	5/12/2025	250512-VCDD	\$1,255.90	\$1,255.90	POOL SECURITY
UNITED SECURITY SOLUTIONS OF AMERICA, LLC	5/19/2025	250519-VCDD	\$1,255.90	\$1,255.90	POOL SECURITY
UNITED SECURITY SOLUTIONS OF AMERICA, LLC	5/26/2025	250526-VCDD	\$1,327.78	\$1,327.78	POOL SECURITY
US BANK	4/25/2025	7727584	\$4,256.13	\$4,256.13	TRUSTEE FEES
YELLOWSTONE LANDSCAPE	5/7/2025	913008	\$2,313.43	\$2,313.43	LANDSCAPE SERVICES
ZEBRA CLEANING TEAM	5/1/2025	7867	\$1,650.00	\$1,650.00	POOL SERV
Regular Services Subtotal			\$33,866.47	\$33,866.47	
Additional Services					
VENTANA CDD	5/7/2025	05072025 - 723	\$4,506.98		SERIES 2018 FY 25 TAX DIST ID 723
VENTANA CDD	5/7/2025	05072025 - 723	\$413.37	\$4,920.35	SERIES 2021 FY 25 TAX DIST ID 723
Additional Services Subtotal			\$4,920.35	\$4,920.35	
TOTAL			\$62,825.62	\$62,825.62	

ACTION SECURITY, INC.
1505 Manor Rd
Englewood, FL 34223
Sales@ActionSecurityFL.com

Invoice



BILL TO
Ventana Groves CDD Ventana Groves CDD c/o [REDACTED] 2005 Pan Am Circle, Suite 300 Tampa, FI 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
29275	05/01/2025	\$125.00	05/01/2025	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Plan Service agreement for Ventana Groves Clubhouse, (monthly) includes: • DATABASE MANAGEMENT (UNLIMITED) • 24 HOUR RAPID RESPONSE SERVICE • DISCOUNTED SERVICE RATES	1	125.00	125.00

Contact ACTION SECURITY, INC. to pay this invoice.
FL Contractor ES12001404

BALANCE DUE

\$125.00

Thank you, we appreciate your business!

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

6/1/2025
10559181
\$1,140.00

Bill To
Ventana CDD C/o Inframark 2654 Cypress Ridge Blvd Suit 101 Wesley Chapel, FL 33544

Due Date
Net 30
7/1/2025

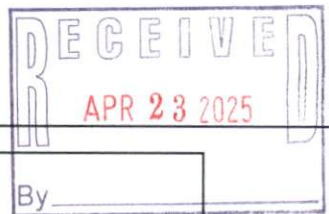
Monthly Lake Maintenance.

THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED

1,140.00

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

\$1,140.00



Credit Card Receipt

Company Information:

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

Customer Information:

Bill-To Account: 3435891
Ventana Club House
Alba Sanchez
2005 Pan Am Cir
Suite 120 A
Tampa, FL 33607-2359
813-608-8242

By _____

Your payment for \$181.50 to HomeTeam Pest Defense, Inc. has been processed.

Payment Details

Payment Date:	04/21/2025 1:01:04 PM	Credit Card #:	*****3678
Tax:	0.00	Card Type:	MasterCard
Amount:	\$181.50	Cardholder Name:	Ventana CDD
Authorization:	060981		

Invoices Paid

Invoice #	Service Description	Amount
108968921	Pest Control Service	\$181.50



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

148992

CUSTOMER ID

C2292

PO#

INVOICE

DATE

5/2/2025

NET TERMS

Net 30

DUE DATE

6/1/2025

BILL TO

Ventana CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Personnel Services	1	Ea	2,916.67		2,916.67
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	3,750.00		3,750.00
Field Management	1	Ea	1,000.00		1,000.00
Dissemination Services	2	Ea	350.00		700.00
Subtotal					9,366.67

Subtotal

\$9,366.67

Tax

\$0.00

Total Due

\$9,366.67

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



5210 W Linebaugh Ave
Tampa FL 33624-503434

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

Important Information

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Account Number 3-0696-0044293
Invoice Number 0696-001264877
Invoice Date April 17, 2025
Past Due on 04/17/25 **\$225.96**
Payments/Adjustments \$0.00
Current Invoice Charges **\$285.62**

Total Amount Due \$511.58	Payment Due Date Past Due
--	--

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
The Club At Ventana 11101 Ventana Groves Boulevard CSA A217802976				
Riverview, FL Contract: 9696002 (C1)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Disposal:SOUTHCO - CLASS 1				
Pickup Service 05/01-05/31			\$276.62	\$276.62
Container Refresh 05/01-05/31		1.0000	\$9.00	\$9.00
CURRENT INVOICE CHARGES, Due by May 07, 2025				\$285.62

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RepublicServices.com today.



Past Due	30 Days \$225.96	60 Days \$0.00	90+ Days \$0.00
-----------------	----------------------------	--------------------------	---------------------------



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Tampa FL 33624-503434

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Total Enclosed

Address Service Requested

THE CLUB AT VENTANA
[REDACTED]
2005 PAN AM CIR
STE 300
TAMPA FL 33607-6008

Total Amount Due **\$511.58**
Payment Due Date **Past Due**
Account Number **3-0696-0044293**
Invoice Number **0696-001264877**



For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

REPUBLIC SERVICES #696
PO BOX 71068
CHARLOTTE NC 28272-1068



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Visit Republicservices.com/customer-support/fee-disclosures

Responsible Party

All waste services are managed, performed, and billed for by individual operating subsidiaries of Republic Services, Inc. Republic Services, Inc. itself does not perform any waste services, nor does it contract for such services. The operating entity providing your waste service is identified on your invoice. Accordingly, all obligations to you, including providing quality service and billing you for service, rests with the operating entity identified on your invoice.

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If you are a residential customer receiving service without a signed customer service agreement, your service is subject to and governed by the Service Terms for Residential Customers located at Republicservices.com/customer-support/residential-service-terms, which include a **CLASS ACTION WAIVER** and **ARBITRATION CLAUSE**, and our right to charge you a container removal fee upon termination of service, among other terms. These terms are subject to change so please review them upon receipt of your invoice. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice. Please note that some or all of the Service Terms for Residential Customers may not apply if your services are subject to terms mandated by a governmental entity in your locality.

Check Processing

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

Cancellation & Payment Policy

Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

Understanding Our Rates, Charges and Fees

If you are receiving service without a signed customer service agreement, please visit RepublicServices.com/Fees to review the financial terms and conditions relating to your service. If you are receiving service pursuant to a written contract, but have questions relating to any charges or fees, RepublicServices.com/Fees provides a detailed description of our most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	



5210 W Linebaugh Ave
Tampa FL 33624-503434

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RepublicServices.com/Support

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CURRENT INVOICE CHARGES, Due by May 07, 2025				\$285.62

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Past Due	30 Days \$225.96	60 Days \$0.00	90+ Days \$0.00
-----------------	----------------------------	--------------------------	---------------------------



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Tampa FL 33624-503434

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Total Enclosed

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THE CLUB AT VENTANA
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2005 PAN AM CIR
STE 300
TAMPA FL 33607-6008

Total Amount Due **\$511.58**
Payment Due Date **Past Due**
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For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

REPUBLIC SERVICES #696
PO BOX 71068
CHARLOTTE NC 28272-1068



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Responsible Party

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Check Processing

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

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Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

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Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	



INVOICE

INVOICE #	INVOICE DATE
916768	5/20/2025
TERMS	PO NUMBER
Net 30	

Bill To:

Ventana CDD
c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Ventana CDD

Address: 11101 Ventana Groves Blvd.
Riverview, FL 33578

Invoice Due Date: June 19, 2025

Invoice Amount: \$1,800.00

Description	Current Amount
Ventana Cone Grove	
Cone Grove Clean Up	\$1,800.00

Invoice Total **\$1,800.00**

Excellence
IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
VENTANA CDD	6511068430	05/16/2025	06/06/2025

Service Address: 11101 VENTANA GROVES DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056880	04/14/2025	15917	05/13/2025	16503	58600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$176.97
Water Base Charge	\$44.95
Water Usage Charge	\$143.56
Sewer Base Charge	\$112.94
Sewer Usage Charge	\$382.07

Summary of Account Charges

Previous Balance	\$416.22
Net Payments - Thank You	\$-416.22
Total Account Charges	\$866.52

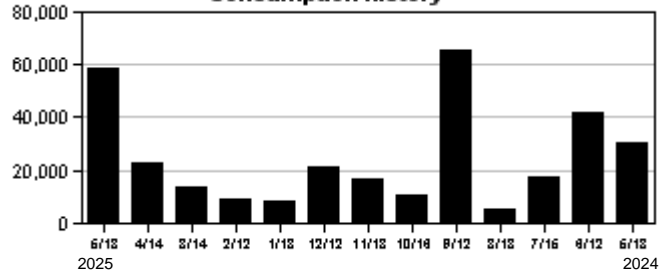
AMOUNT DUE	\$866.52
-------------------	-----------------

Important Message

This account has ACH payment method

Tampa Bay Water Wise offers rebates to residents and businesses for water-saving upgrades like high-efficiency toilets and efficient sprinkler systems. Save water, reduce utility costs, and protect our resources. Learn more at TampaBayWaterWise.org/HB.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6511068430



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

2.277 8

DUE DATE	06/06/2025
AMOUNT DUE	\$866.52
AMOUNT PAID	



0065110684308 00000866525

May 1, 2025
Invoice Number: 2455297050125
Account Number: 8337 12 028 2455297
Security Code: 2302
Service At: 11101 VENTANA GROVES BLVD
RIVERVIEW FL 33578-9426

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675

Summary

Service from 05/01/25 through 05/31/25
details on following pages

Previous Balance	205.00
Payments Received -Thank You!	-205.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	35.00
Other Charges	0.00
Current Charges	\$205.00
YOUR AUTO PAY WILL BE PROCESSED 05/18/25	
Total Due by Auto Pay	\$205.00

NEWS AND INFORMATION

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

Your Business Internet now has faster speeds.

As part of our commitment to delivering the best services at the best value, we have upgraded your Internet speed to **750 Mbps at no additional cost**. Your upgrade is effective immediately; there's nothing for you to do but enjoy the faster speeds. It's our way of saying thank you to our loyal customers.

Spectrum Store Hours. To better serve our customers, effective Sunday, 04/06/25, the Spectrum Store located at 12970 S US Hwy 301 Ste 105, Riverview, FL 33579 will expand Sunday hours from 12pm - 5pm to 12pm - 7pm. Visit Spectrum.com/stores for more details.

Call 1-866-738-0242 and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 01 05022025 NNNNNNNN 01 003826 0014

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



May 1, 2025

VENTANA CDD

Invoice Number: 2455297050125
Account Number: 8337 12 028 2455297
Service At: 11101 VENTANA GROVES BLVD
RIVERVIEW FL 33578-9426

Total Due by Auto Pay \$205.00

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712028245529700205005

May 1, 2025

Invoice Number: 2455297050125
 Account Number: 8337 12 028 2455297
 Security Code: 2302

**Contact Us**

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 NO RP 01 05022025 NNNNNNNN 01 003826 0014

Charge Details

Previous Balance	205.00
EFT Payment 04/18	-205.00
Remaining Balance	\$0.00

Payments received after 05/01/25 will appear on your next bill.

Service from 05/01/25 through 05/31/25

Spectrum Business™ Internet

Spectrum WiFi	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-60.00
Business WiFi	10.00
	\$170.00

Spectrum Business™ Internet Total \$170.00**Spectrum Business™ Voice****Phone number (813) 374-2832**

Spectrum Business Voice	50.00
Promotional Discount	-15.00
	\$35.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$35.00**Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Other Charges Continued

Current Charges	\$205.00
Total Due by Auto Pay	\$205.00

Billing Information

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

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

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

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - FEES AND CHARGES:
 E911 Fee \$0.40, Federal USF \$2.05, Florida CST \$3.71, Sales Tax \$0.03, TRS Surcharge \$0.08.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

For questions or concerns, please call **1-866-519-1263**.



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

Statement Date: May 06, 2025

Amount Due: \$11,907.36

Due Date: May 20, 2025

Account #: 321000026013

DO NOT PAY. Your account will be drafted on May 20, 2025

Account Summary

Previous Amount Due	\$11,908.59
Payment(s) Received Since Last Statement	-\$11,908.59
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$11,907.36

Amount Due by May 20, 2025 \$11,907.36

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

Your Locations With The Highest Usage



1101 VENTANA
GROVES BL, CLB HSE,
RIVERVIEW, FL 33578

6,845
KWH



10812 VENTANA
GROVES BLVD, IRRG,
RIVERVIEW, FL 33578

1,811
KWH



Scan here to interact
with your bill online.

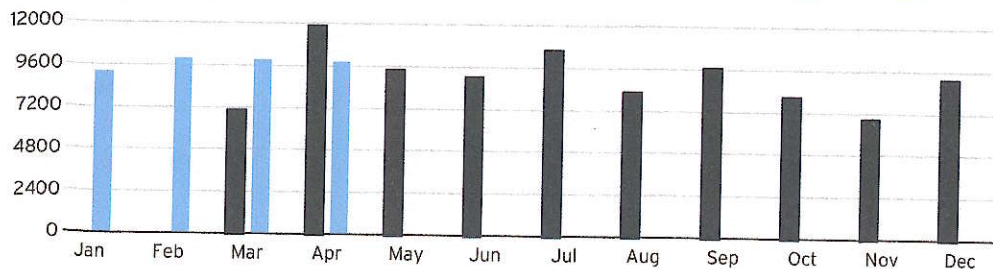


**DOWNED IS
DANGEROUS!**

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

Visit TampaElectric.com/Safety
for more safety tips.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 321000026013

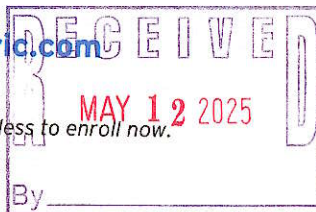
Due Date: May 20, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



Amount Due: \$11,907.36

Payment Amount: \$ _____

700500003352

Your account will be
drafted on May 20, 2025

00000015 FTECO505062522514010 00000 01 00000000 15 007

VENTANA COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-2359

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

Summary of Charges by Service Address

Account Number: 321000026013

Energy Usage From Last Month

▲ Increased = Same ▼ Decreased

Service Address: 10370 SYMMES RD, RIVERVIEW, FL 33578

Sub-Account Number: 221007554076

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000605340	04/01/2025	48,749		48,690		59 kWh	1	29 Days	\$27.72
									▼ 4.8%

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

Sub-Account Number: 221007754494

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000605350	04/01/2025	51,365		50,245		1,120 kWh	1	29 Days	\$189.21
									▲ 13.1%

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

Sub-Account Number: 221007762638

Amount: \$3,444.54

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

Sub-Account Number: 221007764683

Amount: \$1,342.51

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

Sub-Account Number: 221007860432

Amount: \$569.02

Continued on next page →

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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 at Tampa Electric. You bear the risk that this unauthorized party will 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.

Summary of Charges by Service Address

Account Number: 321000026013

Energy Usage From Last Month

☒ Increased
 ☐ Same
 ☐ Decreased

Service Address: 10812 VENTANA GROVES BLVD, IRRG, RIVERVIEW, FL 33578

Sub-Account Number: 221007884853

Meter	Read Date	Current	-	Previous	=	Total Used
1000566744	04/01/2025	81,349		79,538		1,811 kWh

Multiplier	Billing Period	Amount
1	29 Days	\$294.38
		<input checked="" type="checkbox"/> 12.2%

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

Sub-Account Number: 221007934898

Meter	Read Date	Current	-	Previous	=	Total Used
1000813331	04/01/2025	69,355		62,510		6,845 kWh
1000813331	04/01/2025	16.93		0		16.93 kW

Multiplier	Billing Period	Amount
1	29 Days	\$772.50
1	29 Days	<input type="checkbox"/> 5.8%

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

Sub-Account Number: 221008001598

Amount: \$1,482.82

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

Sub-Account Number: 221008025530

Amount: \$1,690.00

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

Sub-Account Number: 221008040141

Amount: \$2,094.66

Total Current Month's Charges

\$11,907.36





Sub-Account #: 221007554076
Statement Date: 05/01/2025

Service Address: 10370 SYMMES RD, RIVERVIEW, FL 33578

Meter Read

Meter Location: IRR

Service Period: 03/04/2025 - 04/01/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605340	04/01/2025	48,749		48,690		59 kWh	1	29 Days

Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	59 kWh @ \$0.08641/kWh	\$5.10
Fuel Charge	59 kWh @ \$0.03083/kWh	\$1.82
Storm Protection Charge	59 kWh @ \$0.00577/kWh	\$0.34
Clean Energy Transition Mechanism	59 kWh @ \$0.00418/kWh	\$0.25
Storm Surcharge	59 kWh @ \$0.02121/kWh	\$1.25
Florida Gross Receipt Tax		\$0.69

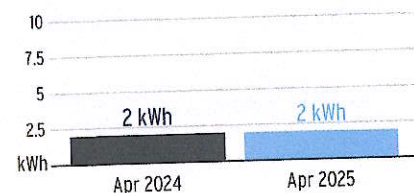
Electric Service Cost

\$27.72

Current Month's Electric Charges

\$27.72

Avg kWh Used Per Day



Billing information continues on next page →

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

Meter Read

Service Period: 03/04/2025 - 04/01/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605350	04/01/2025	51,365	50,245		1,120 kWh	1	29 Days

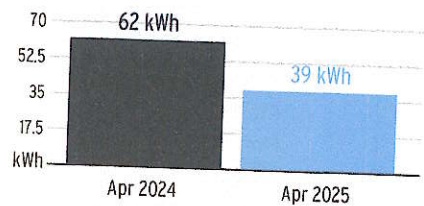
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,120 kWh @ \$0.08641/kWh	\$96.78
Fuel Charge	1,120 kWh @ \$0.03083/kWh	\$34.53
Storm Protection Charge	1,120 kWh @ \$0.00577/kWh	\$6.46
Clean Energy Transition Mechanism	1,120 kWh @ \$0.00418/kWh	\$4.68
Storm Surcharge	1,120 kWh @ \$0.02121/kWh	\$23.76
Florida Gross Receipt Tax		\$4.73
Electric Service Cost		\$189.21

Avg kWh Used Per Day



Current Month's Electric Charges

\$189.21

Billing information continues on next page →





Sub-Account #: 221007762638
Statement Date: 05/01/2025

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

Service Period: 03/04/2025 - 04/01/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	1406 kWh @ \$0.03412/kWh	\$47.97
Fixture & Maintenance Charge	74 Fixtures	\$1229.14
Lighting Pole / Wire	74 Poles	\$2095.68
Lighting Fuel Charge	1406 kWh @ \$0.03059/kWh	\$43.01
Storm Protection Charge	1406 kWh @ \$0.00559/kWh	\$7.86
Clean Energy Transition Mechanism	1406 kWh @ \$0.00043/kWh	\$0.60
Storm Surcharge	1406 kWh @ \$0.01230/kWh	\$17.29
Florida Gross Receipt Tax		\$2.99
		\$3,444.54

Lighting Charges

Current Month's Electric Charges

\$3,444.54

Billing information continues on next page →



Sub-Account #: 221007764683
Statement Date: 05/01/2025

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

Service Period: 03/04/2025 - 04/01/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	513 kWh @ \$0.03412/kWh	\$17.50
Fixture & Maintenance Charge	27 Fixtures	\$448.47
Lighting Pole / Wire	27 Poles	\$764.64
Lighting Fuel Charge	513 kWh @ \$0.03059/kWh	\$15.69
Storm Protection Charge	513 kWh @ \$0.00559/kWh	\$2.87
Clean Energy Transition Mechanism	513 kWh @ \$0.00043/kWh	\$0.22
Storm Surcharge	513 kWh @ \$0.01230/kWh	\$6.31
Florida Gross Receipt Tax		\$1.09
Franchise Fee		\$82.32
Municipal Public Service Tax		\$3.40

Lighting Charges

\$1,342.51

Current Month's Electric Charges

\$1,342.51

Billing information continues on next page →

00000015-0000090-Page 7 of 14





Sub-Account #: 221007860432
Statement Date: 05/01/2025

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

Service Period: 03/04/2025 - 04/01/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	297 kWh @ \$0.03412/kWh	\$10.13
Fixture & Maintenance Charge	11 Fixtures	\$232.21
Lighting Pole / Wire	11 Poles	\$311.52
Lighting Fuel Charge	297 kWh @ \$0.03059/kWh	\$9.09
Storm Protection Charge	297 kWh @ \$0.00559/kWh	\$1.66
Clean Energy Transition Mechanism	297 kWh @ \$0.00043/kWh	\$0.13
Storm Surcharge	297 kWh @ \$0.01230/kWh	\$3.65
Florida Gross Receipt Tax		\$0.63

Lighting Charges

\$569.02

Current Month's Electric Charges

\$569.02

Billing information continues on next page →



Sub-Account #: 221007884853
Statement Date: 05/01/2025

Service Address: 10812 VENTANA GROVES BLVD, IRRG, RIVERVIEW, FL 33578

Meter Read

Meter Location: IRRIGATION

Service Period: 03/04/2025 - 04/01/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000566744	04/01/2025	81,349		79,538		1,811 kWh	1	29 Days

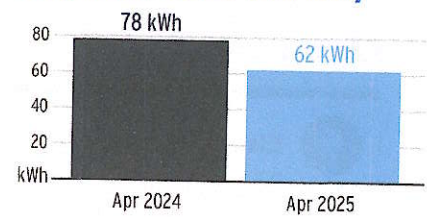
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,811 kWh @ \$0.08641/kWh	\$156.49
Fuel Charge	1,811 kWh @ \$0.03083/kWh	\$55.83
Storm Protection Charge	1,811 kWh @ \$0.00577/kWh	\$10.45
Clean Energy Transition Mechanism	1,811 kWh @ \$0.00418/kWh	\$7.57
Storm Surcharge	1,811 kWh @ \$0.02121/kWh	\$38.41
Florida Gross Receipt Tax		\$7.36
Electric Service Cost		\$294.38

Avg kWh Used Per Day



Current Month's Electric Charges

\$294.38

Billing information continues on next page →





Sub-Account #: 221007934898
Statement Date: 05/01/2025

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

Meter Read

Meter Location: CLUB HOUSE

Service Period: 03/04/2025 - 04/01/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813331	04/01/2025	69,355		62,510		6,845 kWh	1	29 Days
1000813331	04/01/2025	16.93		0		16.93 kW	1	29 Days

Charge Details



Electric Charges

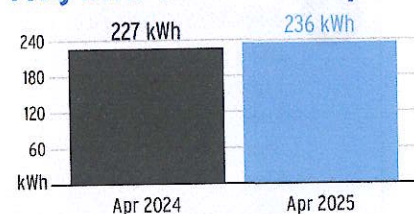
Daily Basic Service Charge	29 days @ \$1.06000	\$30.74
Billing Demand Charge	17 kW @ \$18.07000/kW	\$307.19
Energy Charge	6,845 kWh @ \$0.00773/kWh	\$52.91
Fuel Charge	6,845 kWh @ \$0.03083/kWh	\$211.03
Capacity Charge	17 kW @ \$0.30000/kW	\$5.10
Storm Protection Charge	17 kW @ \$2.08000/kW	\$35.36
Energy Conservation Charge	17 kW @ \$0.93000/kW	\$15.81
Environmental Cost Recovery	6,845 kWh @ \$0.00068/kWh	\$4.65
Clean Energy Transition Mechanism	17 kW @ \$1.15000/kW	\$19.55
Storm Surcharge	6,845 kWh @ \$0.01035/kWh	\$70.85
Florida Gross Receipt Tax		\$19.31
Electric Service Cost		\$772.50

Current Month's Electric Charges

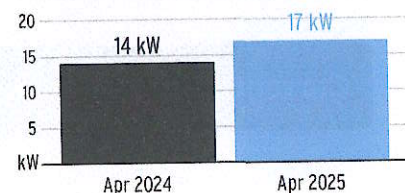
\$772.50

Billing information continues on next page →

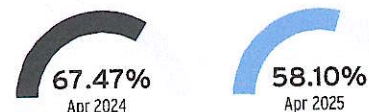
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.



Sub-Account #: 221008001598
Statement Date: 05/01/2025

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

Service Period: 03/04/2025 - 04/01/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	544 kWh @ \$0.03412/kWh	\$18.56
Fixture & Maintenance Charge	34 Fixtures	\$318.92
Lighting Pole / Wire	34 Poles	\$1117.58
Lighting Fuel Charge	544 kWh @ \$0.03059/kWh	\$16.64
Storm Protection Charge	544 kWh @ \$0.00559/kWh	\$3.04
Clean Energy Transition Mechanism	544 kWh @ \$0.00043/kWh	\$0.23
Storm Surcharge	544 kWh @ \$0.01230/kWh	\$6.69
Florida Gross Receipt Tax		\$1.16

Lighting Charges

\$1,482.82

Current Month's Electric Charges

\$1,482.82

Billing information continues on next page →






Sub-Account #: 221008025530
Statement Date: 05/01/2025

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

Service Period: 03/04/2025 - 04/01/2025 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	670 kWh @ \$0.03412/kWh	\$22.86
Fixture & Maintenance Charge	37 Fixtures	\$535.04
Lighting Pole / Wire	37 Poles	\$1097.89
Lighting Fuel Charge	670 kWh @ \$0.03059/kWh	\$20.50
Storm Protection Charge	670 kWh @ \$0.00559/kWh	\$3.75
Clean Energy Transition Mechanism	670 kWh @ \$0.00043/kWh	\$0.29
Storm Surcharge	670 kWh @ \$0.01230/kWh	\$8.24
Florida Gross Receipt Tax		\$1.43
Lighting Charges		\$1,690.00

Current Month's Electric Charges **\$1,690.00**

Billing information continues on next page →

00000015-00000092-Page 12 of 14



Sub-Account #: 221008040141
Statement Date: 05/01/2025

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

Service Period: 03/04/2025 - 04/01/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	855 kWh @ \$0.03412/kWh	\$29.17
Fixture & Maintenance Charge	45 Fixtures	\$747.45
Lighting Pole / Wire	45 Poles	\$1274.40
Lighting Fuel Charge	855 kWh @ \$0.03059/kWh	\$26.15
Storm Protection Charge	855 kWh @ \$0.00559/kWh	\$4.78
Clean Energy Transition Mechanism	855 kWh @ \$0.00043/kWh	\$0.37
Storm Surcharge	855 kWh @ \$0.01230/kWh	\$10.52
Florida Gross Receipt Tax		\$1.82

Lighting Charges

\$2,094.66

Current Month's Electric Charges

\$2,094.66

Total Current Month's Charges

\$11,907.36

00000015-0000093-Page 13 of 14





VENTANA COMMUNITY DEVELOPMENT
DISTRICT
10009 SYMMES RD, PH 4
RIVERVIEW, FL 33578-9429

Statement Date: May 07, 2025

Amount Due: \$959.27

Due Date: May 28, 2025

Account #: 221008861918

DO NOT PAY. Your account will be drafted on May 28, 2025

Account Summary

Current Service Period: April 02, 2025 - May 01, 2025

Previous Amount Due	\$959.27
Payment(s) Received Since Last Statement	-\$959.27

Current Month's Charges	\$959.27
-------------------------	----------

Amount Due by May 28, 2025	\$959.27
----------------------------	----------

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



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

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

For more safety tips, visit
TampaElectric.com/PowerLineSafety

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008861918

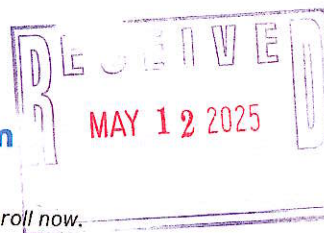
Due Date: May 28, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



Amount Due: \$959.27

Payment Amount: \$ _____

689655723557

Your account will be
drafted on May 28, 2025

00004609 FTECO105082502264810 00000 03 00000000 18745 005

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
10009 SYMMES RD
PH 4, RIVERVIEW, FL 33578-9429

Account #: 221008861918
Statement Date: May 07, 2025
Charges Due: May 28, 2025

Service Period: Apr 02, 2025 - May 01, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Be Prepared This Storm Season

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.



Electric Charges

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

Lighting Energy Charge	380 kWh @ \$0.03412/kWh	\$12.97
Fixture & Maintenance Charge	20 Fixtures	\$332.20
Lighting Pole / Wire	21 Poles	\$594.72
Lighting Fuel Charge	380 kWh @ \$0.03059/kWh	\$11.62
Storm Protection Charge	380 kWh @ \$0.00559/kWh	\$2.12
Clean Energy Transition Mechanism	380 kWh @ \$0.00043/kWh	\$0.16
Storm Surcharge	380 kWh @ \$0.01230/kWh	\$4.67
Florida Gross Receipt Tax		\$0.81

Lighting Charges

\$959.27

Total Current Month's Charges

\$959.27

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill



Bank Draft

Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at **TampaElectric.com**



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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 at Tampa Electric. You bear the risk that this unauthorized party will 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.



VENTANA COMMUNITY DEVELOPMENT
DISTRICT
11411 FERN HILL DR, WELL/PMP
RIVERVIEW, FL 33578

Statement Date: May 07, 2025

Amount Due: \$80.99

Due Date: May 28, 2025
Account #: 211028204538

DO NOT PAY. Your account will be drafted on May 28, 2025

Account Summary

Current Service Period: April 02, 2025 - May 01, 2025

Previous Amount Due	\$77.94
Payment(s) Received Since Last Statement	-\$0.44
Miscellaneous Credits	-\$78.30
Credit balance after payments and credits	-\$0.80
Current Month's Charges	\$81.79

Amount Due by May 28, 2025 \$80.99

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

Your Energy Insight



Your average daily kWh used was **27.27% higher** than the same period last year.



Your average daily kWh used was **7.69% higher** than it was in your previous period.



Scan here to view your account online.



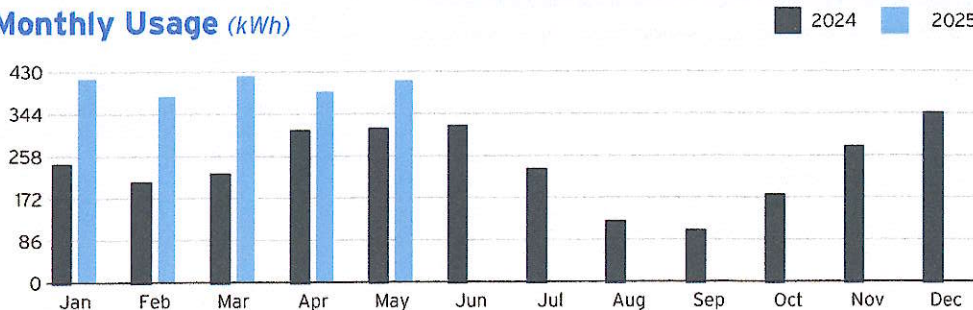
DOWNED IS DANGEROUS!

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

For more safety tips, visit

TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 211028204538

Due Date: May 28, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$80.99

Payment Amount: \$ _____

657557123739

Your account will be
drafted on May 28, 2025



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

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
11411 FERN HILL DR
WELL/PMP, RIVERVIEW, FL 33578

Account #: 211028204538
Statement Date: May 07, 2025
Charges Due: May 28, 2025

Meter Read

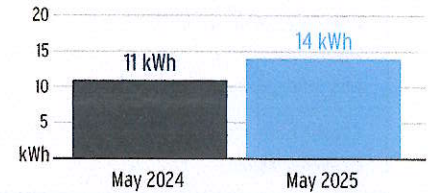
Service Period: Apr 02, 2025 - May 01, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000288027	05/01/2025	10,009	9,599		410 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages

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

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

Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	410 kWh @ \$0.08641/kWh	\$35.43
Fuel Charge	410 kWh @ \$0.03083/kWh	\$12.64
Storm Protection Charge	410 kWh @ \$0.00577/kWh	\$2.37
Clean Energy Transition Mechanism	410 kWh @ \$0.00418/kWh	\$1.71
Storm Surcharge	410 kWh @ \$0.02121/kWh	\$8.70
Florida Gross Receipt Tax		\$2.04

Electric Service Cost **\$81.79**

Total Current Month's Charges

\$81.79

Miscellaneous Credits

Deposit Refund	-\$77.00
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	-\$1.30
Total Current Month's Credits	-\$78.30

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



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

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866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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CHECK REQUEST FORM

District Name: Ventana CDD

Date: 5/13/25

Invoice Number:

Please issue a check to:

Vendor Name: An Qunette Allen

Vendor No.:

Check amount: \$250.00

Please code to:

Check Description/Reason: Reimbursement for Security Deposit for Clubhouse on April 2025

Mailing instructions: 11322 Sage Canyon Drive

Riverview FL 33578

Due Date for Check: ASAP

Requestor: Alba Sanchez

Manager's review:

CHECK REQUEST FORM

District Name: Ventana CDD

Date: 5/13/25

Invoice Number:

Please issue a check to:

Vendor Name: Corrie Alvarez

Vendor No.:

Check amount: \$425.00

Please code to:

Check Description/Reason: Reimbursement for Security Deposit for Clubhouse on May 2025

Mailing instructions: 9914 Jackfruit Court

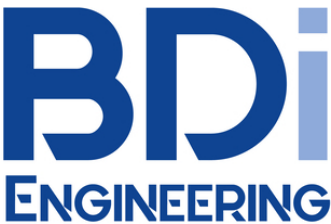
Riverview FL 33578

Due Date for Check: ASAP

Requestor: Alba Sanchez

Manager's review:

Brletic Dvorak Inc
536 4th Ave South Unit 4
Saint Petersburg, FL 33701 US
(813) 361-1466
sbrletic@bdiengineers.com



INVOICE

BILL TO
Ventana CDD
c/o Inframark IMS
210 North University Drive
Suite 702
Coral Springs, Florida 33071

INVOICE 1912
DATE 04/30/2025
TERMS Net 30
DUE DATE 05/30/2025

PROJECT NAME
Ventana CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[April 01 - April 30]	7:30	210.00	1,575.00
Senior Inspector	[April 01 - April 06]	4:00	120.00	480.00

BALANCE DUE **\$2,055.00**

Pay invoice



VENTANA CDD
April 2025

<u>CDD Activities</u>	<u>WEEK(S)</u>	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
Inframark Coordination and General Administration	4/7 - 4/28	3.00	\$210	R. Dvorak	\$630.00
Includes engineer's reports, board meeting meeting attendance, invoicing, calls and emails with board, etc.		0.00	\$210	S. Brletic	\$0.00
Miscellaneous - plats for JC, Cone Grove parcel follow-up.	3/31	1.00	\$210	R. Dvorak	\$210.00
		0.00	\$120	K. Wagner	\$0.00
Pond 10/A Issue - meet w/Crosscreek to review project, extension letter to SWFWMD, bid summary. Agreement and notify contractor.	3/31 - 4/7		\$240	R. Dvorak	\$0.00
		3.50	\$210	R. Dvorak	\$735.00
		<u>4.00</u>	\$120	K. Wagner	<u>\$480.00</u>
INVOICE TOTAL		11.50			<u>\$2,055.00</u>



Florida Department of Health
in Hillsborough County
Notification of Fees Due



29-BID-7840974

Permit Number

29-60-1865691

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2025).

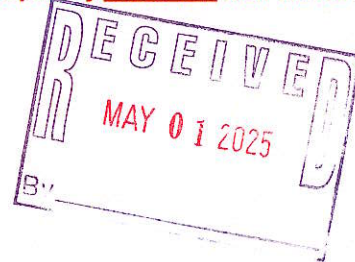
Fee Amount: \$275.00

Previous Balance: \$0.00

Total Amount Due: \$275.00

Payment Due Date: 06/30/2025 or Upon Receipt

If not paid by 06/30/2025 then the fee will be: \$325.00



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

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Ventana Zero Entry Swimming Pool
Location: 9974 Symmes Road
Riverview, FL 33578

Pool Volume: 118,500
gallons
Bathing Load: 119
Flow Rate: 595

Owner Information:

Name: Ventana CDD
Address: 2005 Pan Am Circle, Suite 300
(Mailing) Tampa, FL 33607
Home Phone: (813) 873-7300 Work Phone: ()

Circle One: Visa MC

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): ____

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

**I Authorize Florida Department of Health in
Hillsborough County to charge my credit card
account for the following:**

Payment Amount: \$_____ For: _____

Signature _____

Date _____

Please go online to pay fee at:

www.MyFloridaEHPermit.com

Permit Number: **29-60-1865691** Bill ID: **29-BID-7840974**

Billing Questions call DOH-Hillsborough at: (813) 307-8059

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in Hillsborough County

ATTN: Environmental Health

P O Box 5135

[Please RETURN invoice with your payment]

Batch Billing ID:81257

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information

FLA POOLS

PO Box 6004
Sun City Center, FL 33571
(813) 839-7665
info@flapools.com



INVOICE

BILL TO
Ibtissam Bakkar
Ibtissam Bakkar
11101 Ventana Groves Blvd
Riverview, FL 33578

INVOICE 01194619
DATE 05/02/2025
TERMS Due on receipt

DESCRIPTION	AMOUNT
Vantana ADA Chair Install new battery for ADA SR Smith chair model 310-0000	281.25

If paying by debit or credit card there is a 3.5% convenience fee
charge, you can call us, pay online or Zelle at service@flapools.com

BALANCE DUE **\$281.25**

FLA POOLS

PO Box 6004
Sun City Center, FL 33571
(813) 839-7665
info@flapools.com



INVOICE

BILL TO
Ibtissam Bakkar
Ibtissam Bakkar
11101 Ventana Groves Blvd
Riverview, FL 33578

INVOICE 01194622
DATE 05/05/2025
TERMS Due on receipt

DESCRIPTION	AMOUNT
FLA pools will lift and repair approximately 60 ft of coping	4,450.00
Repair approximately 6 ft of tile	
Duration of projects should take approximately four days	
JOB COMPLETED 100% DUE	

If paying by debit or credit card there is a 3.5% convenience fee charge, you can call us, pay online or Zelle at service@flapools.com

BALANCE DUE **\$4,450.00**



GoTo Communications, Inc.

INVOICE

Invoice Date 05/01/2025
Invoice # IN7103852891
PO #
Customer ID CN-6012885-2502
Terms **AutoPay Scheduled**
Due Date 05/16/2025
Currency US Dollar

Your automatic payment is scheduled to be processed around the 10th of the month

Bill To

VENTANA CDD
11101 VENTANA GROVE BLVD
RIVERVIEW FL 33578
UNITED STATES

INVOICE Total:\$74.34

Amount Due:\$74.34

Billing Group	Description	Quantity	Rate	Amount
Primary	Minimum 1 billable device 05/01/2025 - 05/31/2025	1	27	\$27.00
Primary	Low Usage Handsets - Monthly Service Charge 05/01/2025 - 05/31/2025	1	9.95	\$9.95
Primary	Low Usage Handsets - Partial Month Addition Service Charge 04/05/2025 - 04/30/2025	1	8.6233	\$8.62
Primary	Standard Phone Numbers (DID) 05/01/2025 - 05/31/2025	1	5	\$5.00
Primary	DIDs - Partial Month Addition 04/05/2025 - 04/30/2025	1	4.3333	\$4.33
Primary	State and Local Regulatory Recovery Fee	1	8.82	\$8.82
Primary	Universal Service Fee (USF)	1	4.9119	\$4.91
Primary	Cost Recovery Fee	1	5.712	\$5.71

Total \$74.34

Your automatic payment is scheduled to be processed around the 10th of the month

View and Pay your invoices online: <https://admin.goto.com/gtc-billing>
Billing Support: <https://support.goto.com/connect/billing-user-guide>

Online Payment Options:

Please visit <https://admin.goto.com/gtc-billing> to view and download your invoices, search and download billed call details, setup or edit AutoPay as well as manage your invoice delivery recipients. *Ability to access this option may require 'view/pay invoice' permissions be granted by your super admin & may not be available to certain reseller customers.



GoTo Communications, Inc.

INVOICE

Invoice Date	05/01/2025
Invoice #	IN7103852891
PO #	
Customer ID	CN-6012885-2502
Terms	AutoPay Scheduled
Due Date	05/16/2025
Currency	US Dollar

Your automatic payment is scheduled to be processed around the 10th of the month

*Certain audio Services are provided by the applicable [GoTo affiliate](#) who sets the rates, terms, and conditions for audio services. GoTo Technologies USA, Inc. presents this invoice and collects on behalf of the applicable GoTo affiliate as its agent.

*Telecom fees (incl. USF and Regulatory Recovery Fees) are only applicable to GoToConnect, and OpenVoice Services. If you'd like to know more about how GoTo currently displays fees on your invoice, please visit [here](#).

*Connect Bundle is comprised of GoToConnect and GoToMeeting Pro. GoToConnect is provided by GoTo Communications, Inc.

Grau and Associates

1001 W. Yamato Road, Suite 301
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. 27567
Date 05/01/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>3,500.00</u>
Current Amount Due	\$ <u><u>3,500.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,500.00	0.00	0.00	0.00	0.00	3,500.00

Payment due upon receipt.

_____ VENTANA CDD Meeting _____

MEETING DATE: 5/14/25

DMS: Alba Sanchez

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Juan carlos Reyes- Teams	PRESENT	Salary Accepted	\$200.00
James Jones	Present	Salary Accepted	\$200.00
Kelly Garcia	present	Salary Accepted	\$200.00
Gregory Creel	Present	Salary Accepted	\$200.00
Martha Rockovich	Present	Salary Accepted	\$200.00



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

Invoice and detailed service report

INVOICE #: 109781980

WORK DATE: 05/14/2025

BILL-TO 3435891

Ventana Club House
Alba Sanchez
2005 Pan Am Cir
Suite 120 A
Tampa, FL 33607-2359

Phone: 813-608-8242

LOCATION 3435891

Ventana Club House
Alba Sanchez
11101 Ventana Groves Blvd
Riverview, FL 33578

Phone: 813-608-8242

Mobile: 813-608-8242

Time In: 05/14/2025 10:05:00 AM

Time Out: 05/14/2025 11:03:04 AM

Customer Signature

Customer is unavailable to sign

Technician Signature

Cody Kramer

License #:

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Pest Control Service	1.00	181.50	181.50
Subtotal					181.50
Tax					0.00
Total					181.50
Total Due:					181.50

Today's Service Comments

Hi Mr/Ms ,

Today's 6-Point Advantage Service:

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

Today's Service Comments:

Today while inspecting the exterior perimeter of the clubhouse I noticed several spiders and spider webs, one wasp nest, and a few small ant piles around the perimeter. I removed all spiders and spiderwebs as well as the wasp nest and treated all ant piles. Granular bait was laid in the mulch beds and vegetation around the perimeter. The exterior perimeter was then sprayed, including all entry points. In addition, the interior of the clubhouse was sprayed in the kitchen area as well as baited. You should expect to see dead or dying bugs in the next 3 to 5 days.

Curbside Call was completed – spoke to Mrs.

Thank you for choosing HomeTeam Pest Defense as your service provider.
Your next scheduled service month will be in June 2025.

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. .
. .
. .
. .

<p>We strive to ensure the best service for our valued customers, which may include occasional adjustments to service rates.</p>

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Advion Insect granular		100-1483	0.2200%	n/a	Indoxacarb	1.0000 Pound	1.0000 Pound
Areas Applied: Exterior perimeter							
Target Pests: Ants, Millipede, Roaches							

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



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

Invoice and detailed service report

INVOICE #: 109781980

WORK DATE: 05/14/2025

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Onslaught - Fastcap		1021-2574	6.4000%	0.0620	cyano methyl-4-chloro-alpha-benzeneacetate	12.0000 Ounce	0.7440 Ounce

Areas Applied: Kitchen, Exterior entry points

Target Pests: Ants, Roaches, Spiders

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Tandem		100-1437	15.1000%	0.1300	Thiamethoxam 11.6%; Lambda-cyhalothrin 3.5%	1.5000 Gallon	0.0129 Gallon

Areas Applied: Exterior perimeter

Target Pests: Ants, Roaches, Spiders

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #

Advion Insect granual	0.2200%	1.0000 Pound		10:51:37 AM
-----------------------	---------	--------------	--	-------------

100-1483	n/a	1.0000 Pound	Broadcast	
----------	-----	--------------	-----------	--

Target Pests: Ants, Millipede, Roaches

Areas Applied: Exterior perimeter

Weather: 0°, 0 MPH

Tandem	15.1000%	1.5000 Gallon		10:53:07 AM
--------	----------	---------------	--	-------------

100-1437	0.13000000	0.0129 Gallon	Perimeter	
----------	------------	---------------	-----------	--

Target Pests: Ants, Roaches, Spiders

Areas Applied: Exterior perimeter

Weather: 0°, 0 MPH

Onslaught - Fastcap	6.4000%	12.0000 Ounce		10:52:14 AM
---------------------	---------	---------------	--	-------------

1021-2574	0.06200000	0.7440 Ounce		
-----------	------------	--------------	--	--

Target Pests: Ants, Roaches, Spiders

Areas Applied: Kitchen; Exterior entry points

Weather: 0°, 0 MPH

GENERAL COMMENTS / INSTRUCTIONS

We strive to ensure the best service for our valued customers, which may include occasional adjustments to service rates. If you have questions about your service or invoice, please call us at the telephone number listed above. Pay online at www.pestdefense.com

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

150140

DATE

5/28/2025

BILL TO

Ventana CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C2292

NET TERMS

Net 30

PO#**DUE DATE**

6/27/2025

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Alba M Sanchez 03-31-25 QUILL CORPORATION : clubhouse supplies \$75.98 / 03-17-25 THE HOME DEPOT #0534 : Porter supplies \$11.34	1	Ea	87.32		87.32
Subtotal					87.32

Subtotal \$87.32

Tax \$0.00

Total Due \$87.32

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

_____ VENTANA CDD Meeting _____

MEETING DATE: 5/14/25

DMS: Alba Sanchez

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Juan carlos Reyes- Teams	PRESENT	Salary Accepted	\$200.00
James Jones	Present	Salary Accepted	\$200.00
Kelly Garcia	present	Salary Accepted	\$200.00
Gregory Creel	Present	Salary Accepted	\$200.00
Martha Rockovich	Present	Salary Accepted	\$200.00

_____ VENTANA CDD Meeting _____

MEETING DATE: 5/14/25

DMS: Alba Sanchez

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Juan carlos Reyes- Teams	PRESENT	Salary Accepted	\$200.00
James Jones	Present	Salary Accepted	\$200.00
Kelly Garcia	present	Salary Accepted	\$200.00
Gregory Creel	Present	Salary Accepted	\$200.00
Martha Rockovich	Present	Salary Accepted	\$200.00

_____ VENTANA CDD Meeting _____

MEETING DATE: 5/14/25

DMS: Alba Sanchez

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Juan carlos Reyes- Teams	PRESENT	Salary Accepted	\$200.00
James Jones	Present	Salary Accepted	\$200.00
Kelly Garcia	present	Salary Accepted	\$200.00
Gregory Creel	Present	Salary Accepted	\$200.00
Martha Rockovich	Present	Salary Accepted	\$200.00

CHECK REQUEST FORM

District Name: Ventana CDD

Date: 5/13/25

Invoice Number:

Please issue a check to:

Vendor Name: Marisol Jurado

Vendor No.:

Check amount: \$350.00

Please code to:

Check Description/Reason: Reimbursement for Security Deposit for Clubhouse on April 19 2025

Mailing instructions: 10742 Green Harvest Drive

Riverview FL 33578

Due Date for Check: ASAP

Requestor: Alba Sanchez

Manager's review:

CHECK REQUEST FORM

District Name: Ventana CDD

Date: 5/13/25

Invoice Number:

Please issue a check to:

Vendor Name: Marisol Jurado

Vendor No.:

Check amount: \$350.00

Please code to:

Check Description/Reason: Reimbursement for Security Deposit for Clubhouse on April 19 2025

Mailing instructions: 10742 Green Harvest Drive

Riverview FL 33578

Due Date for Check: ASAP

Requestor: Alba Sanchez

Manager's review:

_____ VENTANA CDD Meeting _____

MEETING DATE: 5/14/25

DMS: Alba Sanchez

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Juan carlos Reyes- Teams	PRESENT	Salary Accepted	\$200.00
James Jones	Present	Salary Accepted	\$200.00
Kelly Garcia	present	Salary Accepted	\$200.00
Gregory Creel	Present	Salary Accepted	\$200.00
Martha Rockovich	Present	Salary Accepted	\$200.00



MHD Communications
5808 Breckenridge Pkwy Ste G
Tampa, FL 33610
(813) 948-0202

Bill To:
Ventana CDD (Inframark) Attn: Accounts Payable 11101 Ventana Grove Blvd Riverview , FL 33578 United States

Date	Invoice
05/15/2025	37911
Account	
Ventana CDD	

Terms	Due Date	PO Number	Reference	
NET15	05/30/2025	alba.sanchez@inframark.co		

Service Request Number	597872
Summary	Playground camera replacement for video analytics
Billing Method	Fixed Fee
Company Name	Ventana CDD (Inframark)
Contact Name	Alba Sanchez

		Total Other Charges:	\$646.91
Approved Quote #5835			

Make checks payable to MHD Communications. Or pay your invoice online through the payment link in the email of which this invoice was attached. For ACH, please email finance@mhdit.com for the payment information.	Invoice Subtotal:	\$646.91
	Sales Tax:	\$0.00
	Invoice Total:	\$646.91
	Payments:	\$0.00
	Credits:	\$0.00
	Balance Due:	\$646.91

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Ventana CDD
c/o Inframark
2005 PAN AM CIRCLE, SUITE 300
Tampa, FL 33607

May 06, 2025

Client: 001470

Matter: 000001

Invoice #: 26450

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
4/3/2025	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING, COMMUNICATIONS WITH DISTRICT MANAGER REGARDING SAME.	0.6	\$195.00
4/4/2025	AM	PREPARE DRAFT PUBLICATION AD FOR BUDGET.	0.6	\$105.00
4/9/2025	CAW	REVIEW AGENDA; PREPARE FOR AND ATTEND APRIL 9TH BOARD MEETING VIA PHONE.	0.3	\$97.50
4/9/2025	WAS	COMMUNICATIONS REGARDING ATTENDANCE AT BOARD OF SUPERVISORS MEETING.	0.2	\$65.00
4/10/2025	WAS	DRAFT STORMWATER POND EROSION REPAIR AGREEMENT FOR PONDS 4 AND 10A WITH FINN OUTDOOR.	1.2	\$390.00
4/14/2025	WAS	REVIEW RESOLUTION APPROVING PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026.	0.3	\$97.50
4/21/2025	WAS	COMMUNICATIONS WITH CHAIR AND DISTRICT MANAGER REGARDING RESIDENT REQUEST FOR ACCESS AGREEMENT ON DISTRICT PROPERTY TO CONSTRUCT POOL.	0.2	\$65.00
4/22/2025	WAS	DRAFT TEMPORARY ACCESS AGREEMENT FOR POOL CONSTRUCTION; MULTIPLE COMMUNICATIONS WITH CHAIR AND DISTRICT MANAGER REGARDING APPROVAL PROCESS FOR ACCESS AGREEMENT AND UNAUTHORIZED USE OF DISTRICT PROPERTY.	1.9	\$617.50

SERVICES

Date	Person	Description of Services	Hours	Amount
4/23/2025	WAS	COMMUNICATIONS WITH CHAIR AND DISTRICT MANAGER REGARDING UNAUTHORIZED ACCESS ON DISTRICT PROPERTY AND DAMAGE TO DISTRICT PROPERTY; DRAFT CEASE AND DESIST/DEMAND LETTER TO RESIDENT REGARDING UNAUTHORIZED ACCESS AND DAMAGE TO DISTRICT PROPERTY.	2.0	\$650.00
4/28/2025	WAS	COMMUNICATIONS WITH DISTRICT MANAGER AND CHAIR REGARDING PROPOSAL TO BE INCLUDED IN CEASE AND DESIST DEMAND LETTER; COMMUNICATIONS REGARDING DISTRICT'S AUDIT RESPONSE.	0.4	\$130.00
4/28/2025	AM	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024; PREPARE DRAFT AUDIT RESPONSE LETTER.	0.5	\$87.50
4/29/2025	VKB	REVIEW AUDITOR'S LETTER REQUESTING RESPONSE FOR FY 23-24 AUDIT; REVIEW AND REVISE AUDIT RESPONSE LETTER.	0.9	\$337.50
4/29/2025	WAS	REVIEW PROPOSAL AND PHOTOS FROM YELLOWSTONE FOR DAMAGE TO DISTRICT PROPERTY AND REVISE CEASE AND DESIST DEMAND LETTER TO INCLUDE PROPOSAL AND PHOTOS OF DAMAGE.	0.5	\$162.50
Total Professional Services			9.6	\$3,000.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
4/29/2025	Postage	\$8.44
Total Disbursements		\$8.44

May 06, 2025
Client: 001470
Matter: 000001
Invoice #: 26450

Page: 3

Total Services	\$3,000.00	
Total Disbursements	\$8.44	
Total Current Charges		\$3,008.44
Previous Balance		\$5,570.00
Less Payments		(\$5,570.00)
PAY THIS AMOUNT		\$3,008.44

Please Include Invoice Number on all Correspondence



UNITED SECURITY SOLUTIONS OF AMERICA



Invoice Date: 05/05/2025

Invoice No: 250505-VCDD

Customer: VCDD001

Remit to:

United Security Solutions of America
6160 Ulmerton Road, Suite 6
Clearwater, Florida, 33760
813 – PAY – USSA
813 – 729 – 8772

INVOICE DUE UPON RECEIPT

Service Address:

Ventana Community Development District
11101 Ventana Groves Boulevard
Riverview, Florida 33578

Billing Address:

Inframark
Attn: District Manager
2005 Pan Am Circle, Suite 300
Tampa, FL, 33607

Invoice Date	Invoice Period	Services			PO No.	Term
05/05/2025	05/03/2025 – 05/09/2025	SECURITY SERVICES				
Quantity	Tour / Security Officer	Reg	Hours O.T	Holiday	Rates	Total
42	Security Service Hours	42			\$23.95	\$1,005.90
1	Patrol Vehicle	1			\$250	\$250.00

Sub Total	\$ 1,255.90
Sales Tax	\$ 0.00
Total Due	\$ 1,255.90



UNITED SECURITY SOLUTIONS OF AMERICA



Invoice Date: 05/12/2025

Invoice No: 250512-VCDD

Customer: VCDD001

Remit to:

United Security Solutions of America
6160 Ulmerton Road, Suite 6
Clearwater, Florida, 33760
813 – PAY – USSA
813 – 729 – 8772

INVOICE DUE UPON RECEIPT

Service Address:

Ventana Community Development District
11101 Ventana Groves Boulevard
Riverview, Florida 33578

Billing Address:

Inframark
Attn: District Manager
2005 Pan Am Circle, Suite 300
Tampa, FL, 33607

Invoice Date	Invoice Period	Services			PO No.	Term
05/12/2025	05/10/2025 – 05/16/2025	SECURITY SERVICES				
Quantity	Tour / Security Officer	Reg	Hours O.T	Holiday	Rates	Total
42	Security Service Hours	42			\$23.95	\$1,005.90
1	Patrol Vehicle	1			\$250	\$250.00

Sub Total	\$ 1,255.90
Sales Tax	\$ 0.00
Total Due	\$ 1,255.90



UNITED SECURITY SOLUTIONS OF AMERICA



Invoice Date: 05/19/2025

Invoice No: 250519-VCDD

Customer: VCDD001

Remit to:

United Security Solutions of America
6160 Ulmerton Road, Suite 6
Clearwater, Florida, 33760
813 – PAY – USSA
813 – 729 – 8772

INVOICE DUE UPON RECEIPT

Service Address:

Ventana Community Development District
11101 Ventana Groves Boulevard
Riverview, Florida 33578

Billing Address:

Inframark
Attn: District Manager
2005 Pan Am Circle, Suite 300
Tampa, FL, 33607

Invoice Date	Invoice Period	Services			PO No.	Term
05/19/2025	05/17/2025 – 05/23/2025	SECURITY SERVICES				
Quantity	Tour / Security Officer	Reg	Hours O.T	Holiday	Rates	Total
42	Security Service Hours	42			\$23.95	\$1,005.90
1	Patrol Vehicle	1			\$250	\$250.00

Sub Total	\$ 1,255.90
Sales Tax	\$ 0.00
Total Due	\$ 1,255.90



UNITED SECURITY SOLUTIONS OF AMERICA



Invoice Date: 05/26/2025

Invoice No: 250526-VCDD

Customer: VCDD001

Remit to:

United Security Solutions of America
6160 Ulmerton Road, Suite 6
Clearwater, Florida, 33760
813 – PAY – USSA
813 – 729 – 8772

INVOICE DUE UPON RECEIPT

Service Address:

Ventana Community Development District
11101 Ventana Groves Boulevard
Riverview, Florida 33578

Billing Address:

Inframark
Attn: District Manager
2005 Pan Am Circle, Suite 300
Tampa, FL, 33607

Invoice Date	Invoice Period	Services			PO No.	Term
05/26/2025	05/24/2025 – 05/30/2025	SECURITY SERVICES				
Quantity	Tour / Security Officer	Reg	Hours O.T. Holiday	Rates	Total	
36	Security Service Hours	36		\$23.95	\$862.20	
6	Security Service Hours		6	\$35.93	\$215.58	
1	Patrol Vehicle	1		\$250	\$250.00	

Sub Total	\$ 1,327.78
Sales Tax	\$ 0.00
Total Due	\$ 1,327.78

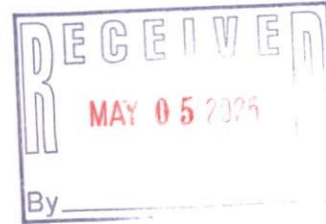


Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7727584
Account Number: 244696000
Invoice Date: 04/25/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Ventana Community Development Dist
ATTN District Manager
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States

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 \$4,256.13

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: 7727584
Account Number: 244696000
Current Due: \$4,256.13

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 244696000
Invoice # 7727584
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: 7727584
Invoice Date: 04/25/2025
Account Number: 244696000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

3/3

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	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 04/01/2025 - 03/31/2026				\$3,950.00
Incidental Expenses 04/01/2025 to 03/31/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





INVOICE

INVOICE #	INVOICE DATE
913008	5/7/2025
TERMS	PO NUMBER
Net 30	

Bill To:

Ventana CDD
c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Ventana CDD**Address:** 11101 Ventana Groves Blvd.
Riverview, FL 33578**Invoice Due Date:** June 6, 2025**Invoice Amount:** \$2,313.43

Description	Current Amount
Irrigation Inspection for repairs made on 3/25/25	
Irrigation Repairs	\$2,313.43

Invoice Total **\$2,313.43**

Excellence
IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

INVOICE

Zebra Cleaning Team

PO Box 3456

Apollo Beach, FL 33572-1003

lancewood1970@gmail.com

+1 (813) 279-0437

Ventana CDD - 111010 Ventana Groves Blvd.

Bill to
Ventana CDD
111010Ventana Groves Blvd.
, FL.
Riverview, FL 33569

Invoice details
Invoice no.: 7867
Terms: Net 30
Invoice date: 05/01/2025
Due date: 05/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Commercial Pool Service	Monthly Full Service	1	\$1,650.00	\$1,650.00

Total

\$1,650.00

Mail to:
Zebra Cleaning Team
PO Box 3456
Apollo Beach FL 33572-1003

VENTANA CDD

DISTRICT CHECK REQUEST

Today's Date 5/7/2025

Payable To Ventana CDD

Check Amount **\$4,506.98**

Check Description Series 2018 - FY 25 Tax Dist. ID Dist 723

Check Amount **\$413.37**

Check Description Series 2021 - FY 25 Tax Dist. ID Dist 723

Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

ERIC

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

VENTANA CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2025, Tax Year 2024

	Dollar Amounts	Fiscal Year 2025 Percentages	
Net O&M	\$ 1,111,313.36	48.87%	0.488700
Net DS 18	\$ 1,065,162.21	46.84%	0.468400
Net DS 21	\$ 97,694.05	4.30%	0.043000
Net Total	2,274,169.63	100.00%	0.957100

99%

200

201

Date Received	Amount Received	48.87%	48.87%	46.84%	46.84%	4.30%	4.30%	Proof	Date Transferred / Distribution ID
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2018 Debt Service Revenue	Rounded 2018 Debt Service Revenue	Raw Numbers 2021 Debt Service Revenue	Rounded 2021 Debt Service Revenue		
11/6/2024	14,003.63	6,843.12	6,843.12	6,558.94	6,558.94	601.57	601.57	-	Dist 695
11/14/2024	16,780.68	8,200.18	8,200.18	7,859.64	7,859.64	720.87	720.87	(0.01)	Dist 697
11/22/2024	12,151.51	5,938.05	5,938.05	5,691.45	5,691.45	522.01	522.01	-	Dist 698
12/6/2024	1,666,248.56	814,241.94	814,241.94	780,427.71	780,427.71	71,578.90	71,578.90	0.01	Dist 706
12/3/2024	22,567.06	11,027.79	11,027.79	10,569.83	10,569.83	969.44	969.44	-	Dist 700
12/16/2024	104,776.49	51,200.89	51,200.89	49,074.60	49,074.60	4,501.00	4,501.00	0.00	Dist 707
1/7/2025	380,138.62	185,761.49	185,761.49	178,047.09	178,047.09	16,330.04	16,330.04	-	Dist 709
2/7/2025	13,118.59	6,410.63	6,410.63	6,144.41	6,144.41	563.55	563.55	-	Dist 713
3/10/2025	9,333.47	4,560.97	4,560.97	4,371.56	4,371.56	400.95	400.95	(0.01)	Dist 716
4/7/2025	13,963.06	6,823.30	6,823.30	6,539.94	6,539.94	599.83	599.83	(0.01)	Dist 719
5/7/2025	9,622.61	4,702.26	4,702.26	4,506.98	4,506.98	413.37	413.37	0.00	Dist 723
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
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		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
TOTAL	2,262,704.28	1,105,710.62	1,105,710.62	1,059,792.14	1,059,792.15	97,201.52	97,201.53	(0.02)	
Net Total on Roll	2,274,169.63		1,111,313.36		1,065,162.21		\$ 97,694.05		
Collection Surplus / (Deficit)	(11,465.35)		(5,602.74)		(5,370.06)		(492.52)		

6C

Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2025

Prepared by:



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

VENTANA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2018 CAPITAL PROJECTS FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS								
Cash - Operating Account	\$ 872	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 872
Cash In Bank	612,243	-	-	-	-	-	-	612,243
Cash in Transit	-	4,507	413	-	-	-	-	4,920
Due From Other Funds	-	815	4,498	-	-	-	-	5,313
Investments:								
Prepayment Account	-	24	41	-	-	-	-	65
Reserve Fund	-	532,575	48,808	-	-	-	-	581,383
Revenue Fund	-	533,021	43,374	-	-	-	-	576,395
Deposits	75	-	-	-	-	-	-	75
Fixed Assets								
Improvements Other Than Buildings	-	-	-	-	-	8,077,654	-	8,077,654
Improvements-Landscape/Hardscape	-	-	-	-	-	1,637,921	-	1,637,921
Improvements - Amenity	-	-	-	-	-	3,219,585	-	3,219,585
Equipment	-	-	-	-	-	17,474	-	17,474
Amount Avail In Debt Services	-	-	-	-	-	-	1,123,917	1,123,917
Amount To Be Provided	-	-	-	-	-	-	15,196,083	15,196,083
TOTAL ASSETS	\$ 613,190	\$ 1,070,942	\$ 97,134	\$ -	\$ -	\$ 12,952,634	\$ 16,320,000	\$ 31,053,900
LIABILITIES								
Accounts Payable	\$ 13,798	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,798
Deposits	525	-	-	-	-	-	-	525
Bonds Payable	-	-	-	-	-	-	16,320,000	16,320,000
Due To Other Funds	5,310	-	-	-	2	-	-	5,312
TOTAL LIABILITIES	19,633	-	-	-	2	-	16,320,000	16,339,635

VENTANA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2025

(In Whole Numbers)

		SERIES 2018	SERIES 2021	SERIES 2018	SERIES 2021			
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	GENERAL	GENERAL	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM	TOTAL
				FUND	FUND	FUND	DEBT FUND	
FUND BALANCES								
Restricted for:								
Debt Service	-	1,070,942	97,134	-	-	-	-	1,168,076
Unassigned:	593,557	-	-	-	(2)	12,952,634	-	13,546,189
TOTAL FUND BALANCES	593,557	1,070,942	97,134	-	(2)	12,952,634	-	14,714,265
TOTAL LIABILITIES & FUND BALANCES	\$ 613,190	\$ 1,070,942	\$ 97,134	\$ -	\$ -	\$ 12,952,634	\$ 16,320,000	\$ 31,053,900

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 21,275	\$ 21,275	0.00%
Clubhouse Rentals	-	1,125	1,125	0.00%
Interest - Tax Collector	-	3,291	3,291	0.00%
Rental Income	-	525	525	0.00%
Special Assmnts- Tax Collector	1,111,313	1,105,711	(5,602)	99.50%
Other Miscellaneous Revenues	-	1,750	1,750	0.00%
TOTAL REVENUES	1,111,313	1,133,677	22,364	102.01%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	13,000	8,400	4,600	64.62%
ProfServ-Trustee Fees	8,400	9,406	(1,006)	111.98%
Disclosure Report	8,400	6,300	2,100	75.00%
District Counsel	10,000	30,223	(20,223)	302.23%
District Engineer	6,000	16,040	(10,040)	267.33%
District Manager	45,000	33,750	11,250	75.00%
Accounting Services	12,000	9,000	3,000	75.00%
Auditing Services	6,900	5,325	1,575	77.17%
Postage, Phone, Faxes, Copies	3,500	12	3,488	0.34%
Miscellaneous Mailings	3,000	-	3,000	0.00%
Insurance - General Liability	4,000	-	4,000	0.00%
Public Officials Insurance	3,200	8,462	(5,262)	264.44%
Insurance -Property & Casualty	23,000	32,056	(9,056)	139.37%
Insurance Deductible	2,500	2,500	-	100.00%
Legal Advertising	200	2,320	(2,120)	1160.00%
Bank Fees	175	-	175	0.00%
Website Administration	1,500	3,200	(1,700)	213.33%
Dues, Licenses, Subscriptions	138	175	(37)	126.81%
Total Administration	150,913	167,169	(16,256)	110.77%
<u>Electric Utility Services</u>				
Utility - Electric	148,000	101,861	46,139	68.83%
Utility Services	10,000	-	10,000	0.00%
Total Electric Utility Services	158,000	101,861	56,139	64.47%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	2,000	2,207	(207)	110.35%
Total Garbage/Solid Waste Services	2,000	2,207	(207)	110.35%

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Water-Sewer Comb Services</u>				
Utility - Water	6,000	3,969	2,031	66.15%
Total Water-Sewer Comb Services	6,000	3,969	2,031	66.15%
<u>Other Physical Environment</u>				
Payroll-Pool Monitors	75,000	39,174	35,826	52.23%
ProfServ - Field Management Onsite Staff	12,000	9,000	3,000	75.00%
Amenity Center Cleaning & Supplies	7,000	10,018	(3,018)	143.11%
Contracts-Aquatic Control	14,000	9,120	4,880	65.14%
Contracts-Pools	15,000	15,350	(350)	102.33%
Amenity Center Pest Control	1,800	1,709	91	94.94%
Security	10,000	1,125	8,875	11.25%
Onsite Staff	35,000	26,747	8,253	76.42%
R&M-Ponds	15,000	23,880	(8,880)	159.20%
R&M-Pools	7,500	1,306	6,194	17.41%
Amenity Maintenance & Repairs	21,500	23,126	(1,626)	107.56%
Repairs & Maintenance - CAP	183,500	30,000	153,500	16.35%
Landscape - Mulch	42,500	4,603	37,897	10.83%
Landscape Maintenance	250,000	170,179	79,821	68.07%
Entry/Gate/Walls Maintenance	4,000	-	4,000	0.00%
Plant Replacement Program	20,000	-	20,000	0.00%
R&M - Amenity Center	2,000	5,739	(3,739)	286.95%
Mulch & Tree Trimming	7,500	11,250	(3,750)	150.00%
Miscellaneous Maintenance	24,600	1,400	23,200	5.69%
Irrigation Maintenance	15,000	16,421	(1,421)	109.47%
Aquatic Plant Replacement	10,000	-	10,000	0.00%
Holiday Decoration	15,000	-	15,000	0.00%
Special Events	5,000	-	5,000	0.00%
Amenity Center-Miscellaneous Facility	1,500	5,027	(3,527)	335.13%
Total Other Physical Environment	794,400	405,174	389,226	51.00%
TOTAL EXPENDITURES	1,111,313	680,380	430,933	61.22%
Excess (deficiency) of revenues				
Over (under) expenditures	-	453,297	453,297	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		140,260		
FUND BALANCE, ENDING		\$ 593,557		

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2018 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 37,215	\$ 37,215	0.00%
Special Assmnts- Tax Collector	1,064,672	1,060,607	(4,065)	99.62%
Special Assmnts- CDD Collected	-	860,784	860,784	0.00%
TOTAL REVENUES	1,064,672	1,958,606	893,934	183.96%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	315,000	693,478	(378,478)	220.15%
Interest Expense	749,672	378,478	371,194	50.49%
Total Debt Service	1,064,672	1,071,956	(7,284)	100.68%
TOTAL EXPENDITURES	1,064,672	1,071,956	(7,284)	100.68%
Excess (deficiency) of revenues				
Over (under) expenditures	-	886,650	886,650	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		184,292		
FUND BALANCE, ENDING		\$ 1,070,942		

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2021 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,230	\$ 3,230	0.00%
Special Assmnts- Tax Collector	95,894	96,387	493	100.51%
Special Assmnts- CDD Collected	-	94,622	94,622	0.00%
TOTAL REVENUES	95,894	194,239	98,345	202.56%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	40,000	40,000	-	100.00%
Interest Expense	55,894	56,344	(450)	100.81%
Total Debt Service	95,894	96,344	(450)	100.47%
TOTAL EXPENDITURES	95,894	96,344	(450)	100.47%
Excess (deficiency) of revenues Over (under) expenditures	-	97,895	97,895	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	2	2	0.00%
TOTAL FINANCING SOURCES (USES)	-	2	2	0.00%
Net change in fund balance	\$ -	\$ 97,897	\$ 97,897	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(763)		
FUND BALANCE, ENDING		\$ 97,134		

VENTANA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2021 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(2)	(2)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(2)	(2)	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ (2)</u>	<u>\$ (2)</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		<u>\$ (2)</u>		

Bank Account Statement

Ventana CDD

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Statement Date

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G/L Account No. 101002 Balance	612,242.65	Statement Balance	624,514.15
		Outstanding Deposits	15,602.73
Positive Adjustments	0.00	Subtotal	640,116.88
Subtotal	612,242.65	Outstanding Checks	-27,874.23
Negative Adjustments	0.00	Ending Balance	612,242.65
Ending G/L Balance	612,242.65		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
05/02/2025		JE000790	Landscape Maintenance	Reimbursement Raatz Hunter	1,146.14	1,146.14	0.00
05/07/2025		JE000791	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	9,622.61	9,622.61	0.00
05/28/2025		JE000834	Irrigation Maintenance	Refund-Yellowstone Landscape	440.53	440.53	0.00
05/31/2025		JE000869	Interest - Investments	Interest Earned	2,398.13	2,398.13	0.00
05/31/2025		JE000870	Rental Income	Deposit	1,625.00	1,625.00	0.00
Total Deposits					15,232.41	15,232.41	0.00
Checks							
							0.00
04/18/2025	Payment	100097	SPEAREM ENTERPRISES	Inv: 6205, Inv: 6206	-1,069.00	-1,069.00	0.00
04/29/2025	Payment	100100	ADVANCED AQUATIC SERVICES INC	Inv: 050125-	-1,140.00	-1,140.00	0.00
04/29/2025	Payment	100102	INFRAMARK LLC	Inv: 147978	-672.71	-672.71	0.00
04/30/2025	Payment	1101	ADMIRAL OUTDOOR	Payment of Invoice 001627	-1,763.37	-1,763.37	0.00
05/07/2025	Payment	100103	YELLOWSTONE LANDSCAPE	Inv: 899540	-17,704.17	-17,704.17	0.00
05/07/2025	Payment	100104	ZEBRA CLEANING TEAM	Inv: 7722, Inv: 7801	-3,300.00	-3,300.00	0.00
05/07/2025	Payment	100105	GRAU AND ASSOCIATES	Inv: 27567	-3,500.00	-3,500.00	0.00
05/07/2025	Payment	100106	BRLETIC DVORAK, INC	Inv: 1912	-2,055.00	-2,055.00	0.00
05/07/2025	Payment	100107	TRENAM LAW	Inv: 738971	-812.00	-812.00	0.00
05/07/2025	Payment	100108	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	Inv: 250428-VCDD	-1,255.90	-1,255.90	0.00
05/07/2025	Payment	100109	GoTo TECHONOLOGIES USA LLC	Inv: IN7103852891	-74.34	-74.34	0.00

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05/07/2025	Payment	100110	ACTION SECURITY, INC	Inv: 29275	-125.00	-125.00	0.00
05/07/2025	Payment	100111	FL DEPT. OF HEALTH	Inv: 050225-	-275.00	-275.00	0.00
05/15/2025	Payment	1102	AN QUNETTE ALLEN	Check for Vendor V00118	-250.00	-250.00	0.00
05/16/2025	Payment	1103	CORRIE ALVAREZ	Check for Vendor V00120	-425.00	-425.00	0.00
05/16/2025	Payment	1107	MARISOL JURADO	Check for Vendor V00119	-700.00	-700.00	0.00
05/16/2025	Payment	1109	US BANK	Check for Vendor V00071	-4,256.13	-4,256.13	0.00
05/16/2025	Payment	100112	HOME TEAM PEST DEFENSE	Inv: 042125-5891	-181.50	-181.50	0.00
05/16/2025	Payment	100113	INFRAMARK LLC	Inv: 148992	-9,366.67	-9,366.67	0.00
05/16/2025	Payment	100115	STRALEY ROBIN VERICKER	Inv: 26450	-3,008.44	-3,008.44	0.00
05/16/2025	Payment	100116	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	Inv: 250505-VCDD	-1,255.90	-1,255.90	0.00
05/20/2025	Payment	100117	YELLOWSTONE LANDSCAPE	Inv: 913008	-2,313.43	-2,313.43	0.00
05/20/2025	Payment	100118	MHD COMMUNICATION S	Inv: 37911	-646.91	-646.91	0.00
05/20/2025	Payment	100119	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	Inv: 250512-VCDD	-1,255.90	-1,255.90	0.00
05/20/2025	Payment	100120	ZEBRA CLEANING TEAM	Inv: 7867	-1,650.00	-1,650.00	0.00
05/20/2025	Payment	100122	HOME TEAM PEST DEFENSE	Inv: 109781980	-181.50	-181.50	0.00
05/16/2025	Payment	300025	CHARTER COMMUNICATION S ACH	Inv: 2455297050125 ACH	-205.00	-205.00	0.00
05/16/2025	Payment	300026	TECO ACH	Inv: 050625-6013 ACH	-11,907.36	-11,907.36	0.00
05/23/2025	Payment	300027	TECO ACH	Inv: 050725-1918 ACH	-959.27	-959.27	0.00
05/27/2025	Payment	300028	TECO ACH	Inv: 050725-4538 ACH	-80.99	-80.99	0.00
05/28/2025	Payment	100124	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	Inv: 250519-VCDD	-1,255.90	-1,255.90	0.00
05/21/2025		JE000835	Rental Income	NSF Check- Brittany Moore	-150.00	-150.00	0.00
05/31/2025		JE000863	Garbage Collection	Bank recon adj Republic	-285.62	-285.62	0.00
05/31/2025		JE000865	Garbage Collection	Bank recon adj Republic	-288.38	-288.38	0.00
05/31/2025		JE000867	Utility - Water	Bank recon adj HC- water	-866.52	-866.52	0.00
Total Checks					-75,236.91	-75,236.91	0.00

Adjustments

Total Adjustments

Outstanding Checks

09/09/2024	Payment	DD111	BOCC ACH	Payment of Invoice 001330			-208.54
02/05/2025	Payment	DD143	JAMES JONES -EFT	Payment of Invoice 001463			-200.00
02/05/2025	Payment	DD144	JAMES JONES -EFT	Payment of Invoice 001486			-200.00
02/05/2025	Payment	DD145	JAMES JONES -EFT	Payment of Invoice 001490			-200.00
02/27/2025	Payment	DD146	JAMES JONES -EFT	Payment of Invoice 001558			-200.00
02/27/2025	Payment	DD147	JAMES JONES -EFT	Payment of Invoice 001559			-200.00

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02/21/2025	Payment	DD152	TECO ACH	Payment of Invoice 001509	-11,587.46
03/13/2025	Payment	1094	JUAN CARLOS REYES	Check for Vendor V00039	-200.00
03/17/2025	Payment	DD153	JAMES JONES -EFT	Payment of Invoice 001576	-200.00
04/10/2025	Payment	300017	GoTo TECHONOLOGIES USA LLC	Inv: IN7103714757	-9.79
04/16/2025	Payment	1100	MARTHA M ROCKOVICH	Check for Vendor V00103	-200.00
04/18/2025	Payment	DD154	JAMES JONES -EFT	Payment of Invoice 001615	-200.00
04/25/2025	Payment	300020	TECO ACH	Inv: 040725-4538	-77.94
05/16/2025	Payment	1104	GREGORY LOUIS CREEL	Check for Vendor V00107	-200.00
05/16/2025	Payment	1105	JUAN CARLOS REYES	Check for Vendor V00039	-200.00
05/16/2025	Payment	1106	KELLY GARCIA	Check for Vendor V00077	-200.00
05/16/2025	Payment	1108	MARTHA M ROCKOVICH	Check for Vendor V00103	-200.00
05/16/2025	Payment	1111	VENTANA CDD	Check for Vendor V00067	-4,920.35
05/16/2025	Payment	100114	FLA POOLS INC	Inv: 01194619	-281.25
04/22/2025	Payment	300024	REPUBLIC SERVICES #696 ACH	Inv: 041725-4293 ACH	-511.58
05/20/2025	Payment	DD156	JAMES JONES -EFT	Payment of Invoice 001767	-200.00
05/20/2025	Payment	100121	FLA POOLS INC	Inv: 01194622	-4,450.00
05/28/2025	Payment	100123	ADVANCED AQUATIC SERVICES INC	Inv: 060125-	-1,140.00
05/28/2025	Payment	100125	YELLOWSTONE LANDSCAPE	Inv: 916768	-1,800.00
05/30/2025	Payment	100126	INFRAMARK LLC	Inv: 150140	-87.32
Total Outstanding Checks					-27,874.23

Outstanding Deposits

09/01/2024	JE000605	Reverse Accrual for Valley	125.00
02/01/2025	JE000729	Rev Bank recon Adj Teco	11,538.29
02/01/2025	JE000731	Rev Bank recon Adj Egis	3,939.00
05/01/2025	JE000799	Reverse Bank recon adj	0.44
Total Outstanding Deposits			15,602.73