

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
Nathaniel Montagna, Field Manager

Public Hearing & Regular Meeting Agenda

Wednesday, August 20, 2025, at 6:00 p.m.

TEAMS Meeting Information

Meeting ID: 245 047 586 402 7

Passcode: BF23dR66

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. **Public Hearing to Adopt Fiscal Year 2026 Budget**
 - A. Open Public Hearing
 - B. Staff Presentation
 - C. Public Comments
 - D. Consideration of Resolution 2025-09; Adopting Final Budget for FY 2025-2026 Page 5
 - E. Consideration of Resolution 2025-10; Levying O&M Assessment for FY 2025-2026
..... Page34
 - F. Close Public Hearing
5. **Staff Report**
 - A. Advanced Aquatics Waterway/Ponds Inspection Report Page 40
 - B. Field Inspection Report Page 50
 - 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 ManagerPage 65
 - i. Project Status Report – On-site Project Tracker
6. **Business Items**
 - A. Consideration of Holiday Lighting Proposals Page 72
 - B. Consideration of Resolution 2025-11; Setting Fiscal Year 2026 Meeting Schedule Page 98
 - C. Consideration of Pool ORP Controller Proposal Page 101
 - D. Consideration of Roof Repair Proposals *(under separate cover)*
 - E. Consideration of Well Pump 1 Replacement Proposal Page 103
 - F. Consideration of Ditch Clean-out and Maintenance Proposals Page 105
 - G. Consideration of Commercial Door Proposals Page 109
 - H. Consideration of Morales Fence NTE Post Storm Repairs Page 113
 - I. Consideration of Inframark Proposal..... Page 115
 - J. Consideration of Amenity Maintenance Policy Revisions Page 117
 - K. Consideration of Surveillance Camera Proposal Page 134

The next meeting is scheduled for Wednesday, September 17, 2025, at 6:00 p.m.

- L. Acceptance of Fiscal Year 2025 Grau Audit Engagement Letter..... Page 188
- M. Consideration of Yellowstone Playground Mulch Proposal..... Page 194
- N. Discussion on Resident Suspension..... Page 197
- O. Discussion on Email List Opt-in Form Page 199
- P. Discussion on Garbage Can at Mail Kiosk
- Q. Discussion on Pool Status Report (*under separate cover*)
- 7. Consent Agenda Items**
 - A. Consideration of Minutes of July 16, 2025, Regular Meeting..... Page
 - B. Consideration of Operation and Maintenance Expenditures June 2025 Page 203
 - C. Review of the 2nd Quarter Website Audit Page 289
 - D. Ratification of Irrigation Repairs Page 302
- 8. Supervisors' Requests or Comments**
- 9. Audience Comments** (*Each individual has the opportunity to comment and is limited to three (3) minutes for such comment*)
- 10. Adjournment**

Fourth Order of Business

4D.

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15, 2025, to the Board of Supervisors (“**Board**”) of the Ventana Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2024-2025 and/or revised projections for Fiscal Year 2025-2026.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Ventana Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

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

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

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

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

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

Passed and Adopted on August 20, 2025.

Attested By:

**Ventana
Community Development District**

Print Name:

☐Secretary/☐Assistant Secretary

Print Name:

☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

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										

4E.

RESOLUTION 2025-10

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

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A** (“**FY 2025-2026 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
 - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. Debt Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt

Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than December 1, 2025
 2. 25% due no later than February 1, 2026
 3. 25% due no later than May 1, 2026
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2025-2026 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2025
 2. 25% due no later than February 1, 2026
 3. 25% due no later than April 1, 2026
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

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

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

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

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

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

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 20, 2025.

Attested By:

**Ventana Community
Development District**

Print Name: _____
☐Secretary/☐Assistant Secretary

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

Exhibit A: FY 2025-2026 Budget

Fifth Order of Business

5A



Ventana Community Development District Waterway Inspection Report



Reason for Inspection:
Quality Assurance

Inspection Date:

7/29/2025

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

This site continues to look good. The water level has remained at a normal level. No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds were previously treated.



Pond 2

Comments:

Normal Growth Observed

The algae was previously treated and not an issue at this moment. A new trace amount of Slender Spike Rush growth was observed in small spots around some of the perimeter. This will be targeted on the next visit.

No issues were observed with algae, submersed weeds, or shoreline weeds.



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292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



Site Assessments

Pond 3

Comments:

Site Looks Good

No issues were observed with algae, submersed weeds, or shoreline weeds. The shoreline weeds were previously treated and are starting to show positive signs of treatment. The water level has remained low.



Pond 4

Comments:

Site Looks Good

The minor amount of Alligator weed and Torpedograss around the shoreline perimeter was previously treated and is showing positive results. No issues were observed with algae, submersed weeds, or shoreline weeds.



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292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



Site Assessments

Pond 5

Comments:

Site Looks Good

Shoreline weeds have been recently treated and positive results were observed. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 6

Comments:

Site Looks Good

Shoreline weeds have been recently treated and positive results were observed. A trace amount of Slender Spike Rush was observed in just a few spots and will be targeted for treatment. No issues were observed with algae or shoreline weeds.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

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Site Assessments

Pond 7

Comments:

Site Looks Good

Shoreline weeds were recently treated. No issues were observed with algae, submersed weeds, or shoreline weeds. Pond 7 continues to look great.



Pond 8

Comments:

Site Looks Good

Shoreline weeds have been recently treated and positive results were observed. The water level is now at a normal level. No issues were observed with algae, submersed weeds, or shoreline weeds.



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Site Assessments

Pond 9

Comments:

Site Looks Good

Shoreline weeds were recently treated. Pond 9 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 10

Comments:

Site Looks Good

Shoreline weeds have been recently treated and positive results were observed. Water level has elevated in comparison to past months but is still below normal level. No issues were observed with algae, submersed weeds, or shoreline weeds.



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Map

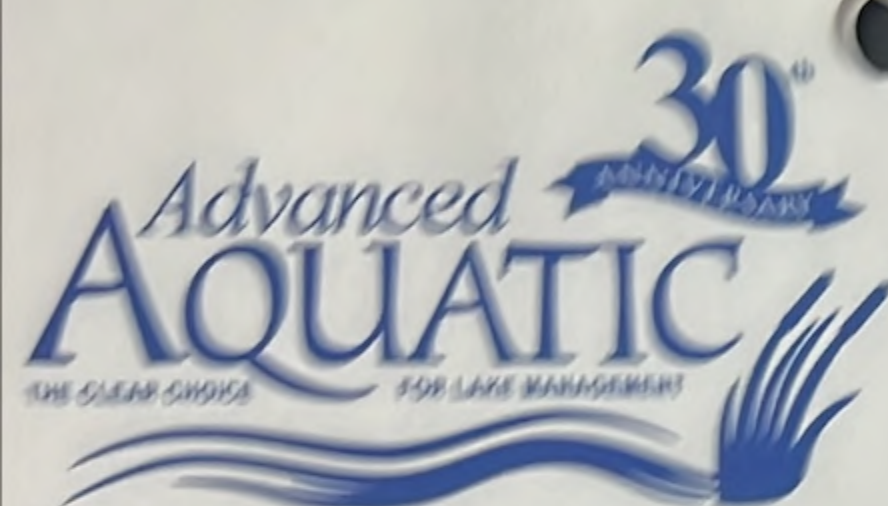


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lakes@advancedaquatic.com
advancedaquatic.com
1-800-491-9621

CUSTOMER: Ventana CVD
ACCOUNT #: 971
DATE: 7/23/25
TECH: Ryan B. Bronson, Jeremy
WEATHER CONDITIONS: Warm + Sunny
WATER LEVELS: up 4-6 ft.

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.	1	2	3	4	5	6	7	8	9	10					
ALGAE TREATMENT		X													
BORDER GRASSES	X	X	X	X	X	X	X	X	X	X					
SUBMERSED AQUATICS															
FLOATING AQUATICS															

SITE OBSERVATIONS: Treated border grasses and algae in all lakes as needed.

RECOMMENDATIONS:

- Water Quality Analysis ☐
- Native Plantings ☐

Lake (s) # /
Lake (s) # /

- Native Fish Stocking ☐
- Triploid Grass Carp ☐

Lake (s) # /
Lake (s) # /

FISH/WILDLIFE OBSERVATIONS

SPORT FISH

☒ Largemouth Bass

☐ Bream

☒ Catfish

BIOLOGICAL CONTROL FISH

☐ Triploid Grass Carp

☐ Mosquitofish

OTHER WILDLIFE:

REMARKS: ducks, turtles

Lake and Pond Management • Fountain and Aeration Systems • Fish Stocking
Native Planting and Monitoring • Water Quality Analysis

5Bi

Nathaniel Montagna

Inframark

VENTANA

Wednesday, July 23, 2025

17 Items Identified

Green- Completed

Orange- Scheduled

Red- Incomplete

ITEM 1

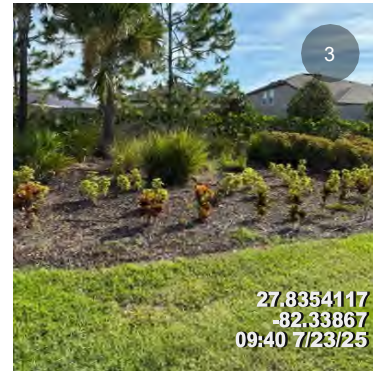
Assigned To: Yellowstone

Entrance on the right side of Ventana groves and Symmes Rd

Weeds in mulch bed need attention

Dead plant debris needs to be picked up

Irrigation lines need to be buried



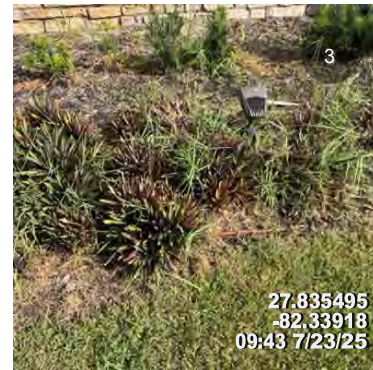
ITEM 2

Assigned To: Yellowstone

1. Weeds need to be addressed

2. Dead plant debris needs to be taken care of

3. Trash in beds needs to be picked up during maintenance



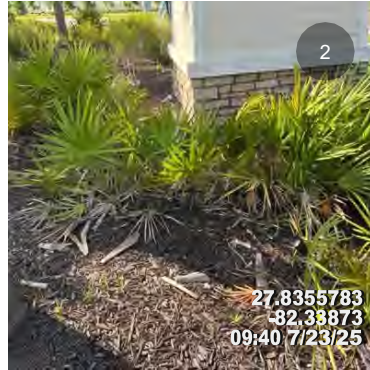
ITEM 3

Assigned To: Yellowstone

Behind both monuments on the Symmes Rd entrance

Areas need to be maintained

Weeds, dead plants, trash



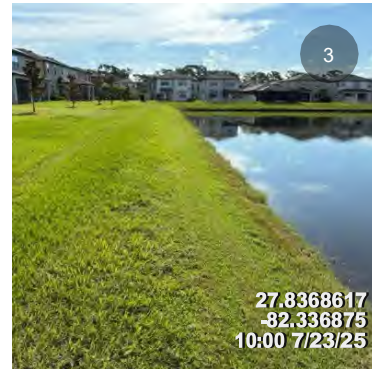
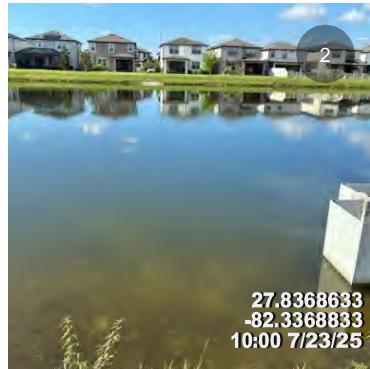
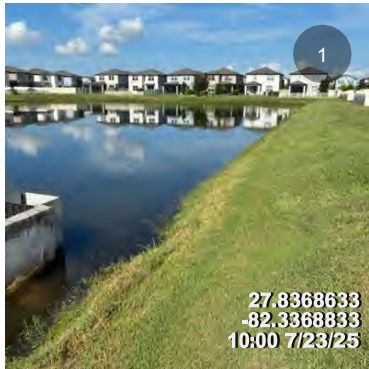
ITEM 4

Assigned To: Advanced Aquatic and Yellowstone

Pond 5

1. Algae is controlled

1-3 Grass is maintained around the banks of pond

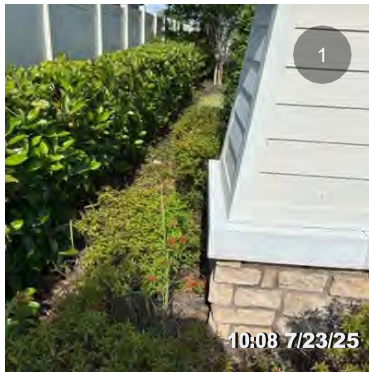


ITEM 5

Assigned To: Yellowstone

Both entrances on each side of Ventana groves and Berryessa

1. Weeds behind all monuments and behind all bushes need to be tended to
2. All monuments and mulch beds need to be edged and maintained
3. All irrigation lines need to be buried in beds- Irrigation lines don't get buried but Yellowstone will staple down to prevent them from sticking out too much



ITEM 6

Assigned To: Yellowstone

There is an irrigation hole that needs to be filled in and flagged for safety.
Conner of Berryessa and Green Harvest



ITEM 7

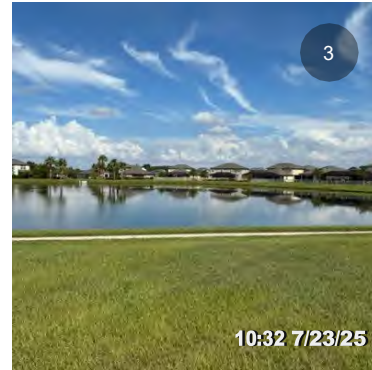
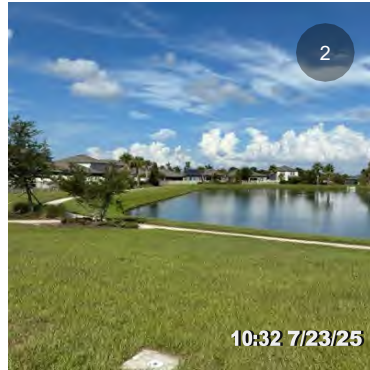
Assigned To: Yellowstone And Advanced Aquatics

Pond 4

very well-maintained

Landscaping is maintained

No algae in pond



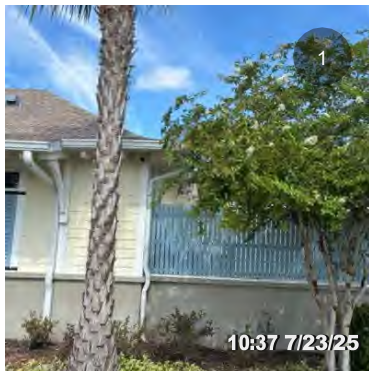
ITEM 8

Assigned To: Yellowstone

Proposal needed for tree trimming

Tree canopy blocking camera view

Both side of the club house



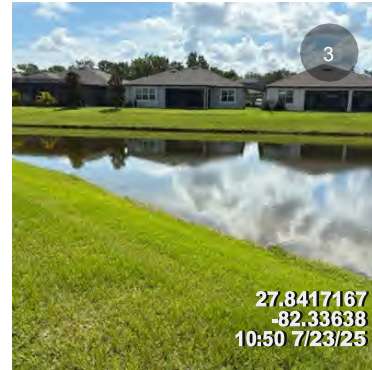
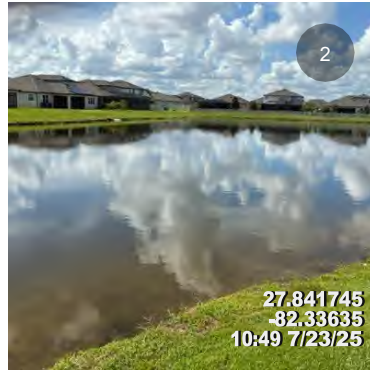
ITEM 9

Assigned To: Yellowstone, Advanced Aquatic

Pond 7

Algae and pond are maintained

Landscaping well maintained

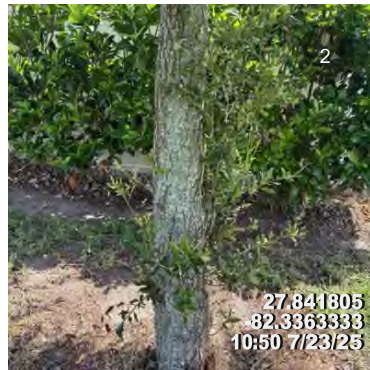


ITEM 10

Assigned To: Yellowstone

Pocket Park on pond 7

1. Baby oak needs to be stood up straight with wood like others. Tree is tagged with orange tape.
2. Trim the trunks of trees
3. Remove dead grass at base of trees and hard-edge area on all 6 in area



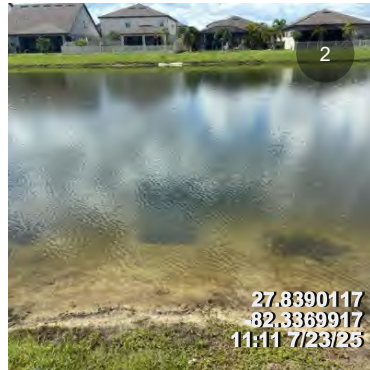
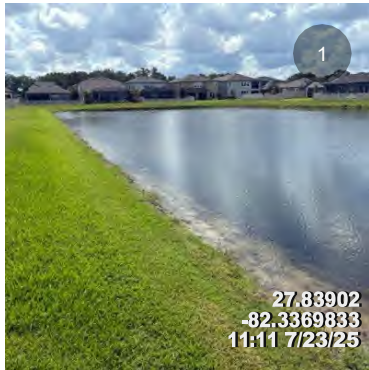
ITEM 11

Assigned To: Advanced Aquatic and Yellowstone

Pond 6

Well maintained

No algae



ITEM 12

Assigned To: Yellowstone

Dead end Cakebread lane

1. Pocket Park is maintained

2. Alley is maintained

3. Dead grass is due to other properties creating fire lines and sprayed to far over.



ITEM 13

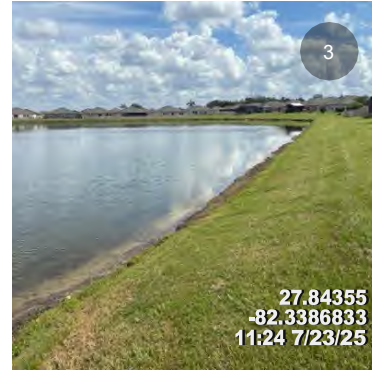
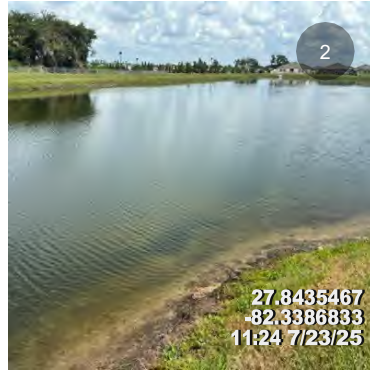
Assigned To: Advanced Aquatic and Yellowstone

Pond 8

No algae

1. Some erosion starting- Engineer is aware

2-3 pond and landscaping well maintained



ITEM 14

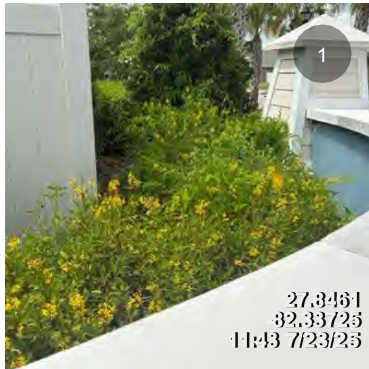
Assigned To: Yellowstone

Crushed grape and cone grove entrance

1. Behind all monuments need to be maintained

2. Weeds growing through bushes

3. Continue with hard edging



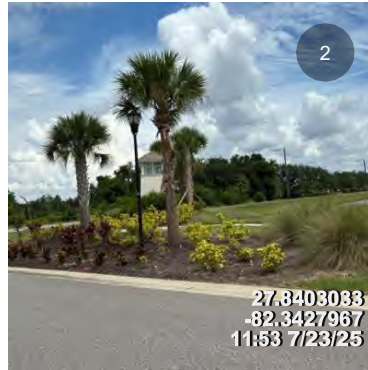
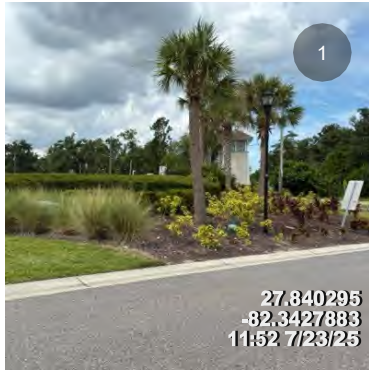
ITEM 15

Assigned To: Yellowstone

Field Blend CT entrance and Pocket Park

1. Weed maintained
2. Sidewalks clear
3. Maintained

The center median has hole in front needs to be filled

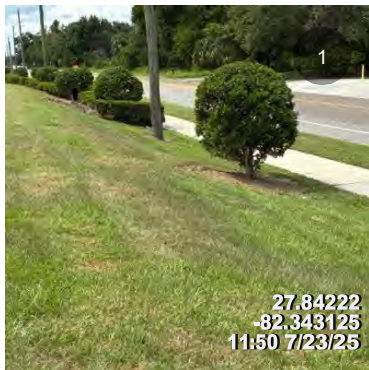


ITEM 16

Assigned To: Yellowstone

Pump station and Fern Hill DR

1. All irrigation lines, buried
2. Weeds in mulch beds need to be maintained
3. Pick up dead plants and debris



ITEM 17

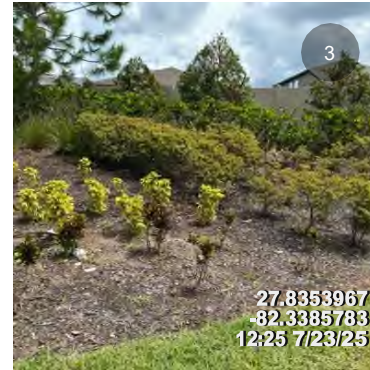
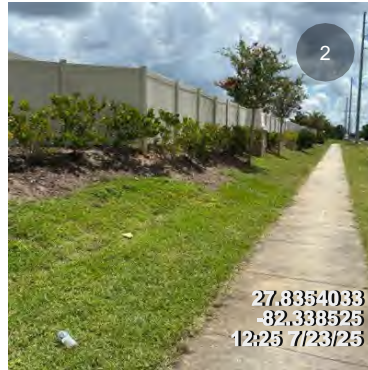
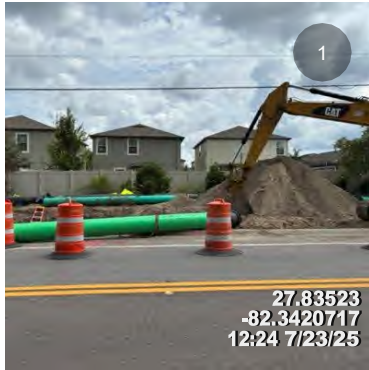
Assigned To: Yellowstone

Symmes Rd

West side - lawn care is to be done up till the point of construction

East side- mulch beds need edged

Maintain weed control



5Bii

Nathaniel Montagna
Inframark

ENCLAVE

Wednesday, July 23, 2025

4 Items Identified

Completed-Green

Scheduled- orange

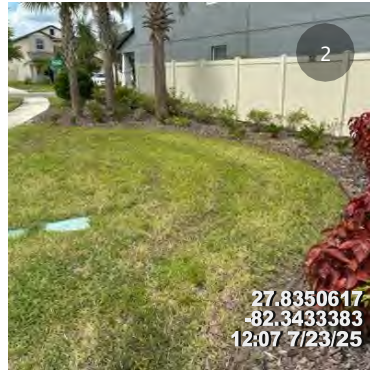
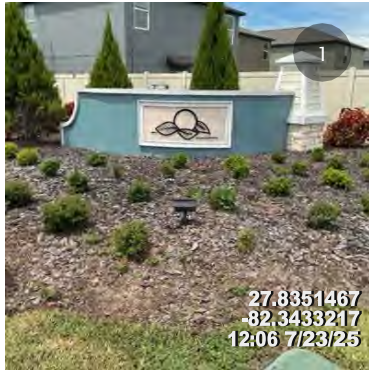
Incomplete- Red

Fernhill Dr Entrance

Assigned To: Yellowstone

Well maintained

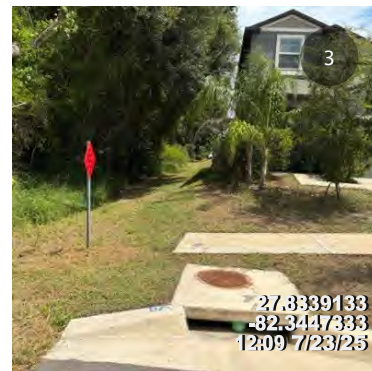
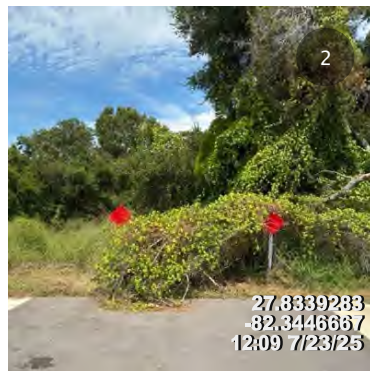
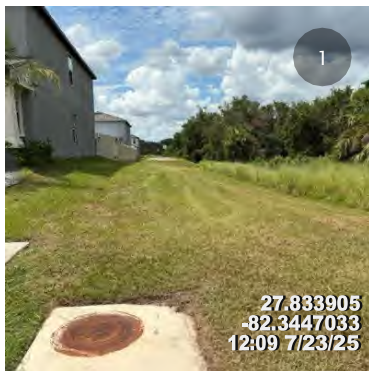
Continue weed control



Jackfruit Ct Dead End

Assigned To: Yellowstone

1. Well maintained
2. Overgrowth on dead end signs safety concern- Need a solution
3. Well maintained



Mailbox Common Area

Assigned To: Yellowstone

Well maintained

Removed dead weeds



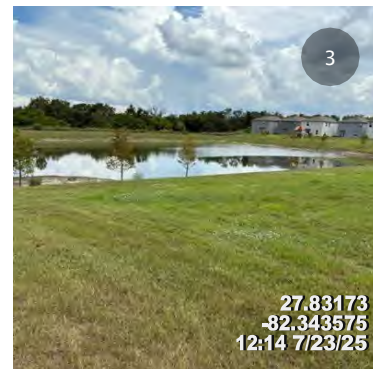
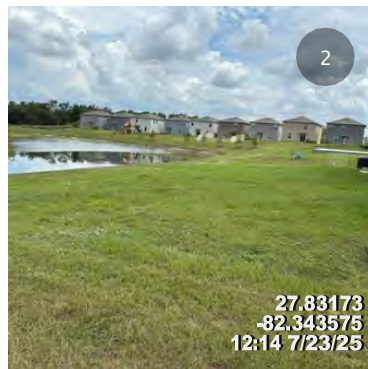
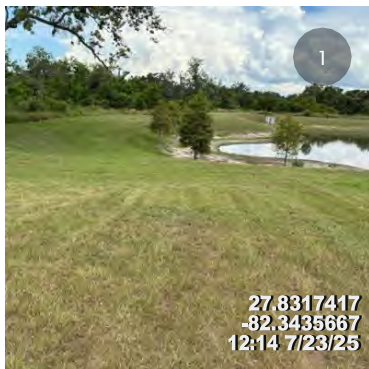
Pond 10

Assigned To: Advanced Aquatic and Yellowstone

Well maintained

No algae

Landscaping maintained



5Hi.

Ventana - Project Tracker

Item	Community-Loc Project		Who is handling?	Status/Notes	Entry Date	Estimated Completion	Completion
1	Playground	Playground Rules sign put back	Mike signs	7/20/2025 Sent request to vendor 7/24/2025 Repair Completed	7/20/2025	7/24/2025	Completed
2	Ponds	No fishing signs	Mike signage	6/27/2025 District requested proposal 7/15/2025 Signs in production to be installed this week	6/27/2025	7/16/2025	Completed
3	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 7/23/2025 Cover received ADA chair malfunction (up and down issue) contacted Vendor	6/2/2025	7/16/2025	Completed
4	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 7/29/2025 Reached out to LRI for update	6/16/2025	7/16/2025	Completed
5	Clubhouse	New table for pool deck	JC	7/28/2025 Order received	7/12/2025	7/28/2025	Completed
6	Clubhouse	Inform Samantha not to use the key and return it	Lisa	7/18/2025 District sent communication out	7/18/2025	7/30/2025	Completed
7	Clubhouse	Clubhouse Fob access main door	Action Security	7/18/2025 Called Vendor for specs 7/22/2025 Sent proposal request 7/24/2025 Conference call with Vendor, repair scheduled	7/18/2025	7/30/2025	Completed
8	Clubhouse	LRI ceiling fans "Communication"	LRI	7/18/2025 Sent vendor follow up email 7/25/2025 Sent vendor follow up email 7/25/2025 Vendor confirmed project was put on hold from Board, forwarded email to Lisa and JC	7/18/2025	7/325/2025	Completed

9	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 7/8/2025 Sent follow up email to vendors 7/16/2025 Neptune sent proposal 7/30/2025 Sent follow up email for repair to Neptune	5/16/2025	7/16/2025	Completed
10	Pool Shower	Outside pool shower is loose	Inframark Neptune	6/2/2025 Inframark Maintenance walk through and will send Proposal request to vendors 7/8/2025 sent email to vendors 7/15/2025 Reminder sent to Vendors 7/16/2025 Neptune sent proposal 7/30/2025 Sent follow up email for repair to Neptune	6/4/2025	7/30/2025	Completed
11	Dumpster	Camera Signs	JC	7/21/2025 JC will order them	7/21/2025	7/30/2025	Completed
12	Tennis Court	Treat the algae at tennis court	Neptune	7/28/2025 Neptune completed treatment complementary	7/28/2025	7/30/2025	Completed
13	Main Gate	Rules Sign at main gate broken	Neptune	7/28/2025 Issue reported to Neptune 7/30/2025 Neptune fixed the sign	7/28/2025	7/30/2025	Completed
14	Ventana	Street Signs Hillsborough County	HC	7/21/2025 Sam created 4 tickets to the county for repair 7/21/2025 County repair completed	7/21/2025	7/21/2025	Completed
15	Pool	ADA Arm	FLA Pools	7/25/2025 Issue reported to vendor, arm not functioning 7/30/2025 vendor	7/25/2025	7/30/2025	Completed
16	Ventana Sign	Ventana signs repair	Inframark	8/5/2025 Work completed	7/21/2025	8/5/2025	Completed
17	Clubhouse	Clubhouse AC drain clean out	Inframark	6/27/2025 District approved Inframark proposal 6/30/2025 Inframark sent proposal 8/5/2025 Repair scheduled	6/16/2025	7/16/2025	Completed
18	Pool Filter	Pool Filter area cleaning	Neptune/Sam	8/5/2025 Pool filter area cleaning completed	8/5/2025	8/5/2025	Completed
19	Pool	Leak detection	FLA Pools	7/24/2025 sent request to FLA 7/30/2025 Proposal received and sent to JC JC approved, service scheduled August 7 8/7/2025 Completed	7/24/2025	8/7/2025	Completed
20	Pool	Pool dye test inspection	Cornerstone	7/29/2025 Walk through with Vendor 7/30/2025 Notices posted for pool closure, Inspection scheduled August 7 8/7/2025 Project completed	7/29/2025	8/7/2025	Completed
21	Clubhouse	Signs change to wordage sunrise to sunset	Sam/Lisa/JC	7/18/2025 sent email to order new signs to Lisa 7/25/2025 JC will order signs	7/17/2025	7/30/2025	Completed
22	IT Room	IT room needs fan	JC	8/11/2025 Fan placed inside the IT room	7/25/2025	8/11/2025	Completed
23	Ventana Blvd	Irrigation broken pipe	Yellowstone	7/30/2025 Issue reported to Yellowstone as urgent	7/30/2025	8/12/2025	Completed

24	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 7/22/2025 Sent email to vendor to have more specs 7/24/2025 Vendors stated they cant guarante no future damage but they can adjust hydrolic system	6/16/2025	8/20/2025	Completed
25	Clubhouse Mail Kiosk Dumpster	Trim all trees	Yellowstone	8/2/2025 Contacted vendor 8/7/2025 Follow up with vendor	8/2/2025	8/12/2025	Completed
26	Clubhouse	Secure broken main door with plywood	LRI	8/12/2025 Contacted LRI, work completed	8/12/2025	8/12/2025	Completed
27	Pool Fence	Broken Fence by at the pool by the Grills	Ricardo	8/1/2025 reported 8/4/2025 Sent request to Ricardo and Neptune 8/11/2025 Follow up with Ricardo	8/1/2025	8/13/2025	Completed
28	Clubhouse	10 Chaise Lounge repair 19 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 7/21/2025 called Admiral to revise the quantity 7/22/2025 Sent quantity to vendor 19 7/23/2025 Proposal received sent to board docusign	6/25/2025	8/20/2025	Completed Pending Repair
29	Clubhouse	New Cameras by the mail Kiosk, dumpster and main door	MHD Complete IT	7/21/2025 Sent request to vendors 7/30/2025 Sent follow up to MHD 8/5/2025 walk through with MHD porpsal to be sent 8/8/2025 Complete IT sent proposal	7/21/2015	8/20/2025	Completed Pending Board
30	Playground	Playground Mulch	Yellowstone	6/27/2025 District requested update on proposal proposal received	6/27/2025	8/20/2025	Completed Pending Board
31	Clubhouse	Roof damage at the Clubhouse entrance	Carlos Vergas Element Roofing	6/2/2025 Inframark Maintenance did a walk through and will send a proposal 7/2/2025 Request sent to Carlos & Element Roofing 7/15/2025 walk through with Vendor scheduled next week 7/30/2025 Received proposal from Element 7/30/2025 Sent follow up to Carlos 7/30/2025 Walk through with Carlos 7/30/2025 Proposal received Proposal sent to District	6/2/2025	8/20/2025	Completed Pending Board

32	Pool/Filter system	Fence around the pump supports are loose	Inframark	6/2/2025 Inframark Maintenance walk through and will send Proposal 7/16/2025 request another proposal and ask infrmark for a different type of fence 8/7/2025 emailed gabe 8/10/2025 alled Gabe	6/5/2025	8/20/2025	Pending
33	Dog Station	Rekey dog station	Neptune	8/11/2025 Contacted Vendor	8/11/2025	8/20/2025	Pending
34	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 8/12/2025 Folow up with Robert	6/16/2025	8/20/2025	Pending
35	Pool	Broken Pavers/Canopies	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 7/24/2025 Reached to vendor for update, repair will take 9 to 12 weeks	4/24/2025	8/20/2025	Pending

36	Cone Grove and Leaning and fallen trees Park	Yellowstone	5/14/2025 Called Luis to assess the situation 5 trees need fixing, 2 down and 3 leaning 5/15/2025 vendor fixed 4 trees and 1 needed wood stakes 5/21/2025 requested an update on the tree leaning and straps to be tightened 5/27/2025 walk through with Field Manager, reported 5/30/2025 tree down again 6/1/2025 a tree fallen down 6/3/2025 Yellowstone scheduled to Fix it 6/4/2025 inspected the area, trees put back up but still leaning 6/24/2025 called field coordinator for updates 7/2/2025 Sent follow up email to vendor and Paul 7/24/2025 Sent follow up to vendor 7/30/2025 Called Chris for updates on the one tree that still leaning and the second one that they removed and did not replace yet	5/14/2025	8/20/2025	Pending	

Sixth Order of Business

6A

Everything Outdoors, LLC

3225 South MacDill Avenue
Tampa, Florida 33629

Ventana Groves

9933 Symmes Road
Riverview, Florida 33578

**Estimate #10137**

Sent on 09/12/2024

Phone 813-321-8733

Email sales@everythingoutdoors.biz

Client Phone 813-440-7312

Product/Service	Description	Qty.	Unit Price	Total
Estimation Note	This estimate follows a sequence of material cost listed first with a description of location, followed by the installation cost for installing the abovementioned material.			
Ventana Groves Amenities Center				
Omni Permanent Lighting per foot installed	Omni Permanent Lighting per foot installed -back of clubhouse 190ft -front porte-cochere 160ft -front left and right sides of building 170ft -right and left sides of the building 60ft	580	\$31.00	\$17,980.00
50ct Commercial Grade LED Warm White Lights 6" spacing - RENT	for 6 Sabal Palms at the front of entrance	30	\$10.95	\$328.50
Install Holiday Lights	Installation of lights on 6 Sabal Palms at the front of entrance	1	\$585.00	\$585.00
Entrance on Symmes Blvd and Ventana Groves				
Omni Permanent Lighting per foot installed	Omni Permanent Lighting per foot installed -to outline the two mini roofs on the entrances signs and the concrete above the name of the community -channels will need to be curved for monuments	120	\$33.00	\$3,960.00
Wreath 48" - RENT	48" Colorado Pine lighted wreath with red bow - thick green pine wreath with 350 tapered tips -Installed on the tall columns	2	\$220.00	\$440.00
Install Holiday Wreaths	Installation of holiday wreaths on the tall columns with square roof	2	\$85.00	\$170.00
Entrance on Fern Hill Dr. and Field Blend Court				
Omni Permanent Lighting per foot installed	Omni Permanent Lighting per foot installed -on the two signs at entrances -channels will need to be curved for monuments	120	\$33.00	\$3,960.00
Wreath 48" - RENT	48" Colorado Pine lighted wreath with red bow - thick green pine wreath with 350 tapered tips -Installed on the tall columns	2	\$220.00	\$440.00
Install Holiday Wreaths	Installation of holiday wreaths on the tall columns	2	\$85.00	\$170.00
Berryessa and Ventana Grove				
Omni Permanent Lighting per foot installed	Omni Permanent Lighting per foot installed -installed on four monuments (one on each corner of the intersection) -channels will need to be curved for monuments	120	\$33.00	\$3,960.00
Cake Bread Lane and Ventana Grove				

Everything Outdoors, LLC

3225 South MacDill Avenue
Tampa, Florida 33629

Ventana Groves

9933 Symmes Road
Riverview, Florida 33578

**Estimate #10137**

Sent on 09/12/2024

Phone 813-321-8733

Email sales@everythingoutdoors.biz

Client Phone 813-440-7312

Product/Service	Description	Qty.	Unit Price	Total
Omni Permanent Lighting per foot installed	Omni Permanent Lighting per foot installed -installed on four monuments (one on each corner of intersection) -channels will need to be curved for monuments	120	\$33.00	\$3,960.00
Extension Cords and Timers - RENT	Rental of all necessary extension cords and timers -for wreaths and palm lighting at clubhouse	1	\$135.00	\$135.00
Removal of Holiday Lights - RENT Option	Removal of all lights at the end of the season -for wreaths and palm lighting at clubhouse	1	\$475.00	\$475.00
Project Note	Outlets on property must be accessible and operable at install locations			

A deposit of 50% will be required to schedule your installation.

Thank you for choosing us for your holiday lighting services. We look forward to making your holiday season shine bright!

Scheduling: Our installations begin on October 1st and run through December 15th. Our availability is on a first-come, first-served basis, based on the time your deposit for the installation was received. Removal begins on January 2nd and is also considered on a first-served basis based on the time of request.

1. Holiday Lighting Tampa, LLC, a division of Everything Outdoors provides professional Christmas light installation to clients in the Bay Area.

2. The company will install lights on specified areas (per estimate). Lights will be installed based on the contractor's standards (i.e. spacing on trees will be based on width of tree, staples will be used as necessary, roofline will be strung using roof clips unless otherwise specified, etc.). Contractor will run extension cords from outlets to lights.

3. The Client is agreeing to the attached quote for installing lights as specified. A non-refundable booking

Subtotal	\$36,563.50
Credit Card Processing Fee (3.0%)	\$1,096.91
Total	\$37,660.41

Everything Outdoors, LLC

3225 South MacDill Avenue
Tampa, Florida 33629

Ventana Groves

9933 Symmes Road
Riverview, Florida 33578

**Estimate #10137**

Sent on 09/12/2024

Phone 813-321-8733

Email sales@everythingoutdoors.biz

Client Phone 813-440-7312

Notes Continued...

deposit of 50% is required to secure a place on the installation schedule. The balance is due upon completion of the installation. Company has the right to collect on invoices that are 30 days past due. All outstanding invoices are subject to a 1.5% per month service charge.

4. The Company will install and maintain the Christmas lights as per the agreed upon design and specifications. The Company offers a warranty on the installed lights. The Client should promptly report any issues with the lights to the Company. The Company will repair or replace any defective lights covered under warranty. Client shall not manipulate lights installed by Company in any way or plug additional lights into the same outlet without advice from the Company.

5. For the price listed in the quote, the Company provides an all-inclusive service. The quoted price is inclusive of: a) All necessary material and labor for install, b) Service calls for maintenance and troubleshooting (up until 3:00pm on December 29th), c) Removal of the lights after the holiday season.

6. If the technician finds there is damage to lights due to acts of God, animals or from other contractors, then replacement will be billed for time and materials.

7. The Client is responsible for providing access to the installation location and ensuring it is safe for the Company to work. The Client should ensure that electrical outlets are in working order and accessible for installation. The Company reserves the right to postpone installation or maintenance in the event of inclement weather or unsafe working conditions.

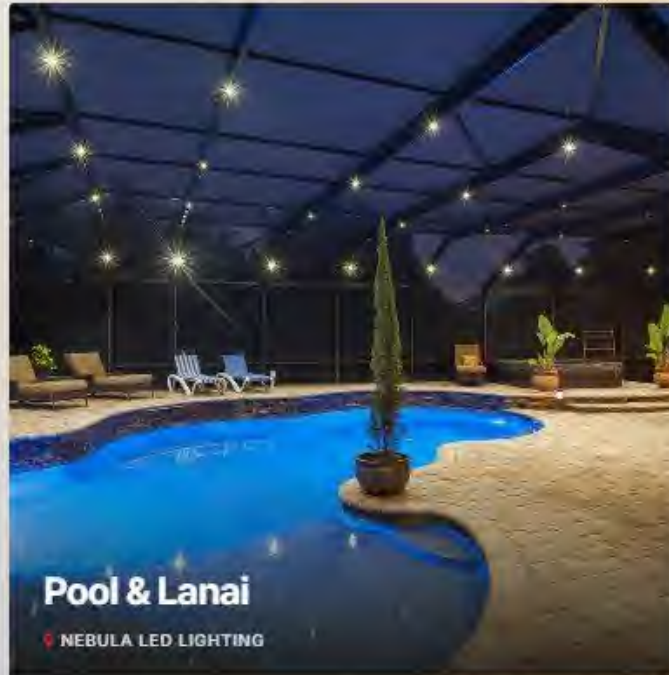
8. The Company carries general liability and workers compensation insurance. The Company is not liable for any damage to property caused by lighting materials in the act of performing installation, maintenance, or removal of lights.

9. The Company reserves the right to terminate services if the Client violates these terms and conditions.

www.holidaydecoratingtampa.com/contract

Signature: _____ Date: _____

NEBULA LIGHTING SYSTEMS





Introduction

Why Nebula Lighting?

Visual Scope of Work

Our Proposal

Installation Timeline

Warranty

Meet Our Team

Support

INTRODUCTION

Founded in 2007 and headquartered in Tampa, FL, Nebula LED Lighting Systems, was the first and ONLY company to design a **totally 'integrated top down' lighting system** (patent pending) for screen enclosures and pool cages, **allowing homeowners a choice** other than typical perimeter lighting for their outdoor space.

In 2020, Nebula LED Lighting Systems partnered with Gemstone Lights, the Most Superior home LED lighting system on the market. Since then, our relationship with Gemstone Lights has grown to Premiere status, leading the most Gemstone Lights installations in the state of Florida.





WHY NEBULA?

• Annual Revenue **18 Years In Business**

- Inventors of the Screen Enclosure Lighting System
- 5-Star Rating and Reputation
- Exceptional Customer Service
- Fully Trained Nebula Certified Technicians
- No Sub-Contractors
- Workmans Comp & On-Site Liability Insurance
- Over 7,500 Pool & Lanai Enclosure Lighting Installations
- Over 1100 Gemstone Lights Installations
- Superior LED Technology
- Weather-Proof Hardware
- Aesthetically Color Matched Track
- Control from anywhere Phone App
- World-Class 5-Year Parts & Labor Warranty

PREMIER

Nebula LED Lighting Systems

26837 Tanic Drive Suite 101,
Wesley Chapel, FL, 33544

PREMIER AUTHORIZED DEALER

★ 97%
Based on 120 Customer Surveys

1,049
Total Jobs Completed

466
Jobs Completed in Past 12 Months

[View Profile](#) [Get A Quote](#)

SILVER

Blue Wave Lighting

8606 Herons Cove Pl, Tampa, FL, 33647

AUTHORIZED DEALER

★ 100%
Based on 25 Customer Surveys

109
Total Jobs Completed

57
Jobs Completed in Past 12 Months

[View Profile](#) [Get A Quote](#)

BRONZE

New Wave Lighting Services

4215 Lake Mary Blvd. Ste 1106,
Lake Mary, FL, 32746

AUTHORIZED DEALER

★ 100%
Based on 16 Customer Surveys

24
Total Jobs Completed

13
Jobs Completed in Past 12 Months

[View Profile](#) [Get A Quote](#)

5

THE ONLY GEMSTONE LIGHTS PREMIERE LEVEL DEALER IN FLORIDA!

OVER 1100 INSTALLATIONS!

FULL OFFICE & SUPPORT STAFF

LOCAL WESLEY CHAPEL & TAMPA OFFICES

LICENSED FL ELECTRICAL CONTRACTOR

WE'VE COMPLETED OUR ASSESSMENT

THE RESULTS ARE IN....



SCOPE OF WORK PROPOSED

THE CLUBHOUSE AT VENTANA (FRONT)



THE CLUBHOUSE AT VENTANA (REAR)



THE CLUBHOUSE AT VENTANA REAR LEFT



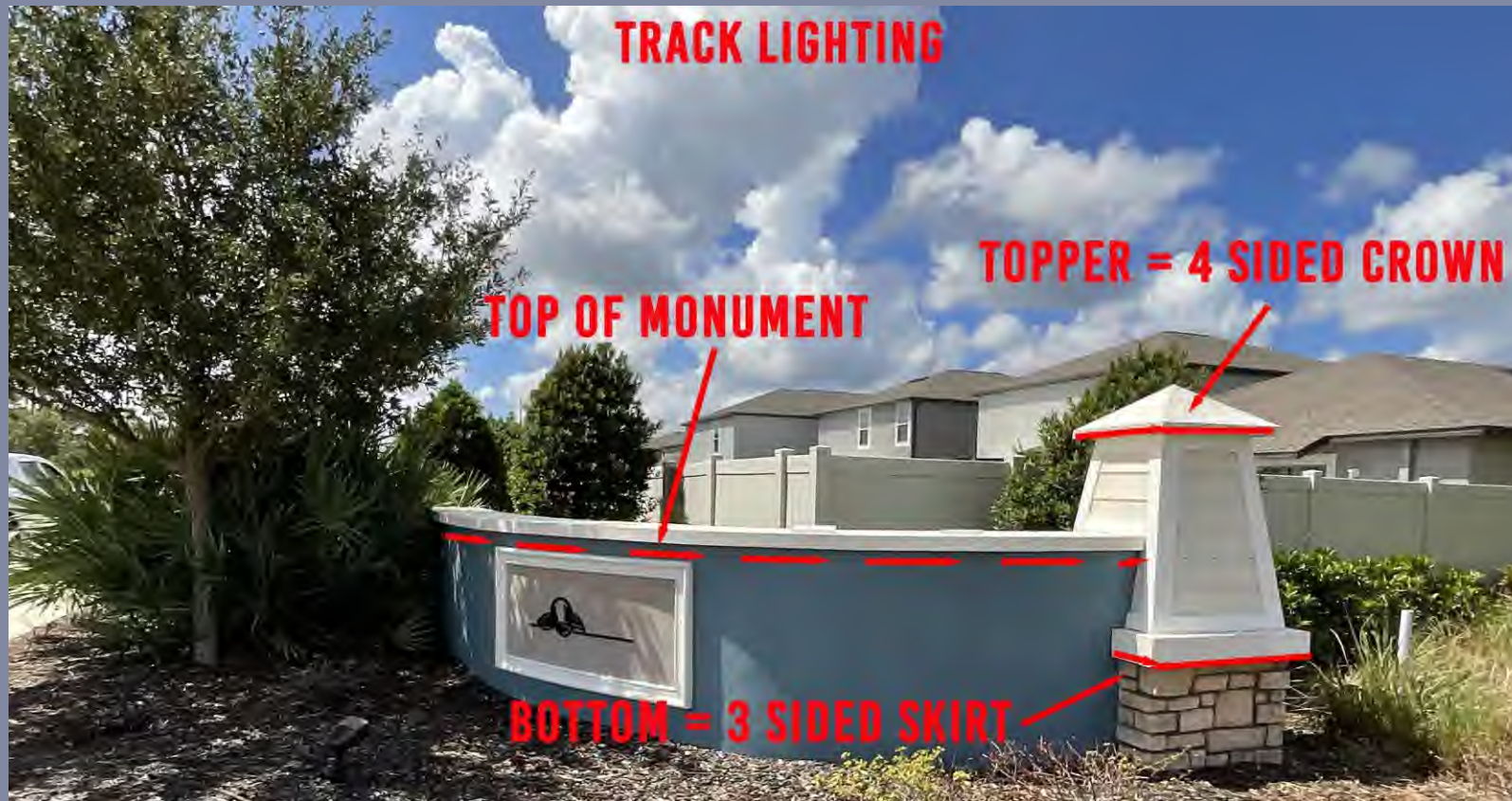
THE CLUBHOUSE AT VENTANA REAR RIGHT



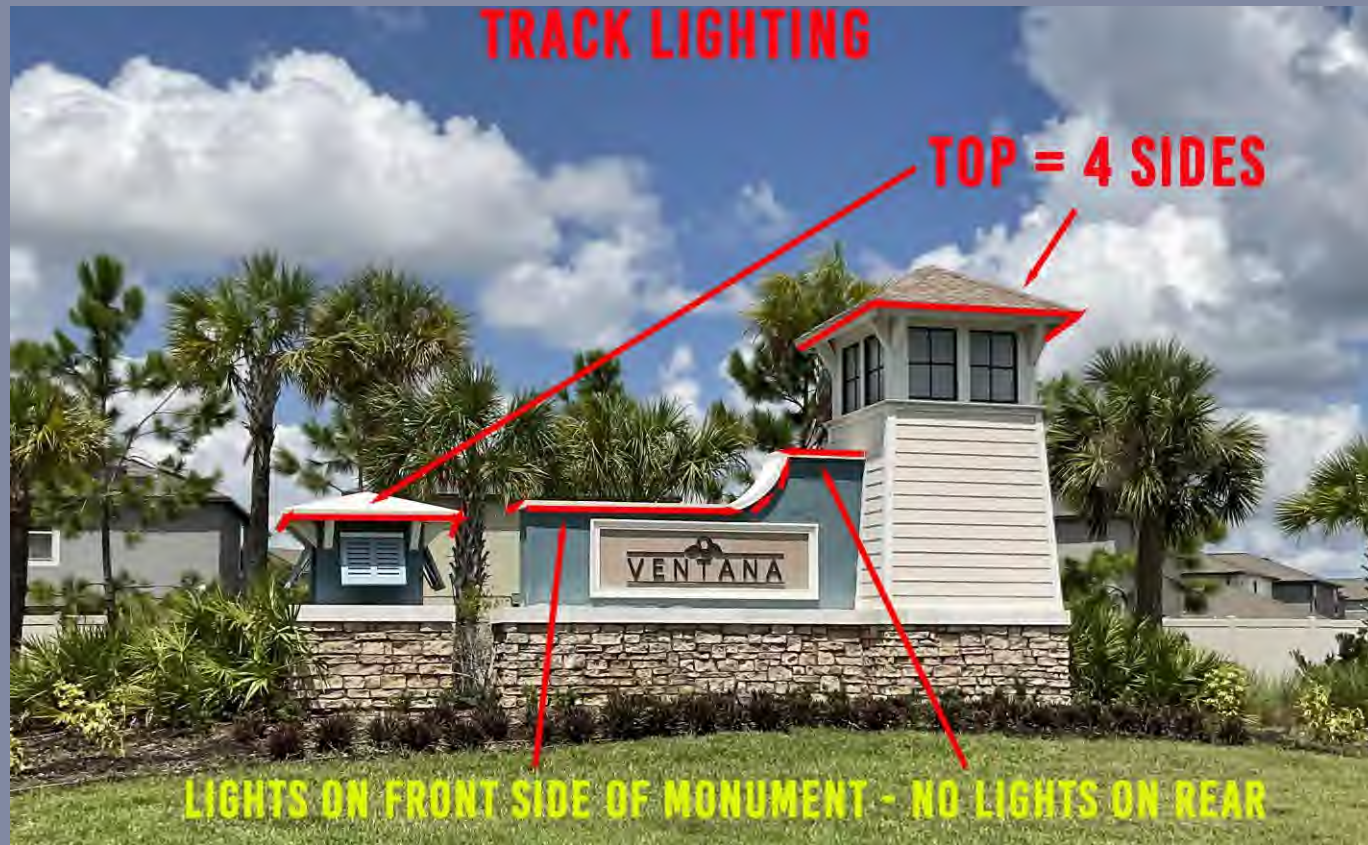
THE CLUBHOUSE AT VENTANA MONUMENT SIGN



VENTANA ENTRANCEWAY MONUMENT



VENTANA ENTRANCEWAY LIGHTHOUSE MONUMENT



**YOUR NEW GEMSTONE LIGHTING SYSTEM INCLUDES
THE EXCLUSIVE NEBULA
10-YEAR PARTS AND LABOR WARRANTY.**





WWW.NEBULALIGHTING.COM

813-996-0001

26837 Tonic Drive
Suite 101
Wesley Chapel,
FL 33544

Financing Available!
NO INTEREST - FLEXIBLE TERMS - BRIDGE LOANS

ESTIMATE/CONTRACT

LICENSE# **EC13003460**

DATE



PROPOSAL SUBMITTED TO (OWNER)

NAME **Ventana Community c/o Inframark**

ADDRESS **10125 Holland Rd.**

CITY **Riverview, FL** ZIP **33518**

PHONE **813-440-7312**

WORK TO BE PERFORMED AT

ADDRESS

EMAIL ADDRESS **daemion.allen@inframark.com**

GATE CODE:

We hereby propose to furnish the materials and perform the labor necessary for the completion of a Nebula LED Lighting System to include:

1	<input type="checkbox"/>	GEMSTONE LIGHTING SYSTEM	SOFFIT COLOR	SEE LIGHT FLOW	GUTTER:	N/A	N/A
1	<input type="checkbox"/>	LOW VOLT POWER SUPPLY	TRACK TYPE	S-LOCK	FASCIA SIZE (BT ONLY)	N/A	<input type="checkbox"/>
N/A		GFI OUTLET \$150	PLACEMENT	COMMERCIAL ENTRANCEWAY	START	OTHER (SPECIFY)	TECH CHOICE
	<input checked="" type="checkbox"/>	CELL PHONE APP	STRUCTURE SIZE	N/A	ROOF TYPE:	N/A	
16		ADD'T'L POWER SUPPLY \$499	LIP:	NO	GFI	EXISTING	
1523'		LINEAR FEET \$55 PLF Commerical Track	LIFT:	NO <input type="checkbox"/>	GFI TESTED	YES	WORKING
Notes:		INCLUDES GEMSTONE LIGHTS ON 4 SIDES OF CLUBHOUSE, VENTANA CLUBHOUSE MONUMENT SIGN PLUS 12 COMMUNITY ENTRANCEWAY MONUMENTS.		COM/RES	COMMERCIAL	GFI CONTRL	BREAKER <input type="checkbox"/>
				Technical Notes:	FINAL EVAL NECESSARY		
					WIFI	BLUETOOTH	
Promotional Discount Savings = \$ 7615					TOTAL PRICE	\$76,150	

All material is guaranteed to be as specified, and work to be performed in accordance with drawings and specifications submitted for above work and completed in the substantial workmanlike manner for the sum of :

SEVENTY SIX THOUSAND ONE HUNDRED AND FIFTY Dollars

\$76150 with payments made as follows:

(1/2)	ON DEPOSIT	Per: MARC BAYKARA <small>Note - This proposal may be withdrawn by us if not accepted within 30 days.</small>
(1/2)	ON COMPLETION	

Payment Method:

PLEASE ALLOW (8) WEEK(S) INSTALLATION (SUBJECT TO CHANGES DUE TO CIRCUMSTANCES BEYOND OUR CONTROL).

The above process, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Any customer changes to contract/materials after execution, this may result in additional charges at customer's expense. Payments will be made as outlined above.

Date _____ Signature _____

FIVE (5) YEAR PARTS AND FIVE (5) YEAR LABOR WARRANTY



QUOTES PREPARED FOR VENTANA

Ventana Community – Cost Breakdown

The Clubhouse @ Ventana – Total 675 Linear Feet = \$33,750

Ventana Entrance Lighthouse Monument – Total 308 Linear Feet = \$15,400

Ventana Sub-Community Entrance Monuments – Total 520 Linear Feet = \$26,000

Club @ Ventana Monument Sign – Total 20 Linear Feet = \$1000

Grand Total: \$76,150.00

INSTALLATION TIMELINE & CHECKLIST

ONCE YOU'VE DECIDED TO MOVE FORWARD WITH YOUR PROJECT – YOU WILL RECEIVE YOUR CONTRACTS VIA EMAIL FROM DOCUSIGN

THE NEXT STEPS...

FULLY EXECUTED CONTRACT

50% DEPOSIT

GEMSTONE MATERIALS ORDER

GEMSTONE MATERIALS ARRIVAL

PRELIMINARY SCHEDULING

**CALL FROM NEBULA SERVICE TEAM 3 DAYS PRIOR TO
INSTALLATION.**

PLEASE EXPECT 4 – 6 WEEK INSTALLATION LEAD TIME!

GEMSTONE LIGHTS MANUFACTURING (“MANUFACTURER”) HEREBY WARRANTS THE GEMSTONE LIGHTING SYSTEM (THE “PRODUCT”) PURCHASED BY THE “OWNER”, TO BE FREE FROM DEFECTS IN MATERIAL (PRODUCT WARRANTY). NEBULA LED LIGHTING SYSTEMS (“DEALER/INSTALLER”) HEREBY WARRANTS THE WORKMANSHIP (LABOR WARRANTY) UNDER NORMAL USE AND SERVICE, SUBJECT TO THE FOLLOWING LIMITATIONS:

1. PARTS:

DEALER/INSTALLER WILL SUPPLY AT NO CHARGE TO OWNER, NEW OR REBUILT REPLACEMENT PARTS FOR DEFECTIVE PRODUCTS FOR A PERIOD OF TEN (10) YEARS FROM THE DATE OF INSTALLATION. AFTER TEN (10) YEARS FROM THE DATE OF INSTALLATION, OWNER WILL BE RESPONSIBLE FOR ALL PRODUCT-RELATED COSTS REQUIRED TO REPAIR THE GEMSTONE LIGHTS SYSTEM.

2. LABOR:

FOR A PERIOD OF TEN (10) YEARS FROM THE DATE OF INSTALLATION, DEALER/INSTALLER WILL PROVIDE THE LABOR NECESSARY TO REPAIR OR REPLACE A DEFECTIVE PRODUCT AT NO CHARGE TO THE OWNER; OR AT THE MANUFACTURER’S OPTION, WILL UNDERWRITE THE COST OF HAVING AN AUTHORIZED GEMSTONE DEALER PROVIDE THE LABOR NECESSARY TO REPAIR OR REPLACE A DEFECTIVE PRODUCT AT NO CHARGE TO OWNER. AFTER TEN (10) YEARS FROM THE DATE OF INSTALLATION, OWNER WILL BE RESPONSIBLE FOR ALL LABOR CHARGES TO REMOVE, REPAIR OR REPLACE A DEFECTIVE PRODUCT.

3. LIMITATIONS:

THIS WARRANTY IS EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES AND REPRESENTATIONS, EXPRESSED OR IMPLIED, AND ALL OTHER OBLIGATIONS OR LIABILITIES ON THE PART OF THE MANUFACTURER AND DEALER/INSTALLER.

ONLY DEALER/INSTALLER CAN ISSUE AND ACTIVATE THIS WARRANTY.

GEMSTONE LIGHTS SYSTEM INCLUDES BUILT-IN SURGE PROTECTIONS. DEALER/INSTALLER RECOMMENDS THE USE OF A SURGE PROTECTOR IN THE CIRCUIT FOR POWERING THE GEMSTONE CONTROLLER AS AN EXTRA LAYER OF PROTECTION.

THIS WARRANTY DOES NOT COVER COSMETIC DAMAGE, OR DAMAGE DUE TO ACT OF GOD, INCLUDING BUT NOT LIMITED TO WIND AND LIGHTNING, POWER INTERRUPTIONS OR SURGES, ACCIDENT, MISUSE, ABUSE, NEGLIGENCE, COMMERCIAL USE OR MODIFICATION OF, OR TO,

THE PRODUCT OR ANY COMPONENTS, INCLUDING ANY OPTIONS.

THIS WARRANTY DOES NOT COVER DAMAGE DUE TO IMPROPER OPERATION OR MAINTENANCE, CONNECTION TO, OR FLUCTUATION OF, AN IMPROPER VOLTAGE SUPPLY, OR ATTEMPTED REPAIR BY ANYONE OTHER THAN THE DEALER/INSTALLER’S SERVICE TECHNICIANS.

OWNER MUST REGISTER THEIR PRODUCT WITH MANUFACTURER AFTER INSTALLATION IS COMPLETED FOR PART WARRANTY COVERAGE. OWNER WILL ALSO NEED TO PROVIDE PROOF OF PURCHASE IN THE FORM OF NEBULA BILL OF SALE OR INVOICE MUST BE PRESENTED TO OBTAIN WARRANTY SERVICES.

THIS WARRANTY IS INVALID IF THE FACTORY-ASSIGNED SERIAL NUMBER HAS BEEN ALTERED OR REMOVED FROM THE PRODUCT.

“REPAIR OR REPLACEMENT” AS PROVIDED UNDER THIS WARRANTY IS THE EXCLUSIVE REMEDY OF THE OWNER.

MANUFACTURER SHALL NOT BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES FOR BREACH OF ANY EXPRESS OR IMPLIED WARRANTY ON THIS PRODUCT, EXCEPT TO THE EXTENT PERMITTED BY APPLICABLE LAW.

TO REQUEST RESOLUTION OF A WARRANTY QUESTION OR PROBLEM, CONTACT NEBULA LED LIGHTING SYSTEMS:

WWW.NEBULALIGHTING.COM/REQUEST-SERVICE OR INFO@NEBULALIGHTING.COM

10 YEARS PARTS AND LABOR WARRANTY FROM NEBULA LIGHTING SYSTEMS

MEET YOUR TEAM



MARC BAYKARA

ACCOUNT MANAGER
MARCB@NEBULALIGHTING.COM



BEN WILLIAMS

INSTALLATION &
SERVICE MANAGER
BENW@NEBULALIGHTING.COM



STEPHANIE SCHWARTZ

ADMINISTRATIVE
COORDINATOR
STEPHANIES@NEBULALIGHTING.COM

GET SUPPORT



NEBULALIGHTING.COM

OR CALL
813-996-0001



REQUEST SERVICE

<https://nebulalighting.com/request-service/>



REQUEST A QUOTE

<https://nebulalighting.com/residential-quote/>



**WE LOOK FORWARD TO ADDING
VENTANA TO THE NEBULA FAMILY!**

THANK YOU

MARC BAYKARA

MARCB@NEBULALIGHTING.COM

NEBULALIGHTING.COM

813-996-9900

ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Ventana CDD
2005 Pan Am Cir, Suite 120
Tampa, FL 33607

JOB DESCRIPTION	
Ventana CDD Holiday Lighting Proposal	Scope: Amenity Center

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Amenity Center		
Install warm white, LED C9s outlining roof edge of Amenity Center		\$2,150.00
* Maintenance throughout holiday season		
Requires 50% Deposit		
TOTAL ESTIMATED JOB COST		\$2,150.00

- * Price includes rental of materials, labor, installation, service and removal.
- * Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
- * Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.
- * Assumes adequate power available.
- * Please note: Loss of material due to theft or vandalism is reimbursable at cost
- * Remaining balance of project due upon receipt of invoice after installation.
- * Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

Tim Gay

PREPARED BY

10/1/2024

DATE

AUTHORIZED SIGNATURE FOR VENTANA CDD

DATE _____

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Ventana CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

6B.

RESOLUTION 2025-11

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

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

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

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

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

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

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

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST 2025

ATTEST:

**VENTANA
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR/VICE-CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
VENTANA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026**

FISCAL YEAR 2025/2026

October 8, 2025	6:00 p.m.
November 12, 2025	6:00 p.m.
December 10, 2025	6:00 p.m.
January 14, 2026	6:00 p.m.
February 11, 2026	6:00 p.m.
March 11, 2026	6:00 p.m.
April 8, 2026	6:00 p.m.
May 13, 2026	6:00 p.m.
June 10, 2026	6:00 p.m.
July 8, 2026	6:00 p.m.
August 12, 2026	6:00 p.m.
September 9, 2026	6:00 p.m.

**All meetings will convene at the Ventana CDD Clubhouse, 11101 Ventana Groves
Boulevard, Riverview, FL 33578**

6C

A-QUALITY POOL SERVICE

3940 Trump Pl.
Zephyrhills, FL. 33542
Phone (813) 453-5988
Fax (813) 936-4852
License - CPC1457935
info@a-qualitypools.net
www.a-qualitypools.net



QUOTATION

Quote Number: 4567
Prepared On: 7/23/2025
Prepared By: Dennis K
Valid Until: 8/12/2025
Status: Pending Approval

Customer

Ventana CDD
11101 Ventana Groves Blvd.
Riverview FL 33578
ibtissam.bakkar@inframark.com
SAM 717-465-2438

Overview

1. Install ORP Chemical Controller

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Dual ORP & PH Wi-Fi Chemical Controller	\$3084.01	\$3084.01
	Field Shop Materials & Supplies		\$45.00
<i>Rental Option for M720 Single ORP Chemical Controller (No WiFi) would be \$135/month. Probes replacement would be an additional charge. (Typically probes last 2-3 years)</i>			
Parts Total			\$3129.01
Installation Labor Total			\$465.00
Subtotal			\$3594.01
<i>Price quoted includes all applicable tax and labor. Total payment with options listed below.</i>			

Payments Due (\$3594.01 + applicable fees)

\$3594.01 + applicable fees due Upon Job Completion

Payment by Check Mailed

Total \$3594.01

Please note that on some installations there may be unforeseen issues that would require additional parts or labor time. While our estimates would usually account for all parts and labor required to complete a job, in some instances there may be additional parts or labor time required that could not have been detected until the work has begun. We will quote you separately in the event that an issue, while rare, should occur.

This Quote is not an Invoice. Pricing listed above is not finalized until a formal Invoice is provided.

6E.



Proposal #: 583915

Date: 7/23/2025

From: Chris Van Helden

**Landscape Enhancement Proposal for
Ventana CDD**

Lisa Castoria

Inframark

2654 Cypress Ridge Blvd.

Suite 101

Wesley Chapel, FL 33544

lisa.castoria@inframark.com

LOCATION OF PROPERTY

11101 Ventana Groves Boulevard

Riverview, FL 33578

Well Pump 1 Replacement

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Subcontract Cost	1	\$15,868.22	\$15,868.22
<ul style="list-style-type: none">• 5HP Grundfos 208-230v Submersible Motor• 5HP Grundfos 77550-10ss Submersible Pump• 5HP Grundfos CU3315PSmart Flo 50 VFD 230v1ph/3ph• 5"x2" Well Seal• 2" Galvanized Drop Pipe• Submersible Pump Wire			

Terms and Conditions: Signature below authorizes Yellowstone 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'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	\$15,868.22
Sales Tax	\$0.00
Proposal Total	\$15,868.22

THIS IS NOT AN INVOICE

6F



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

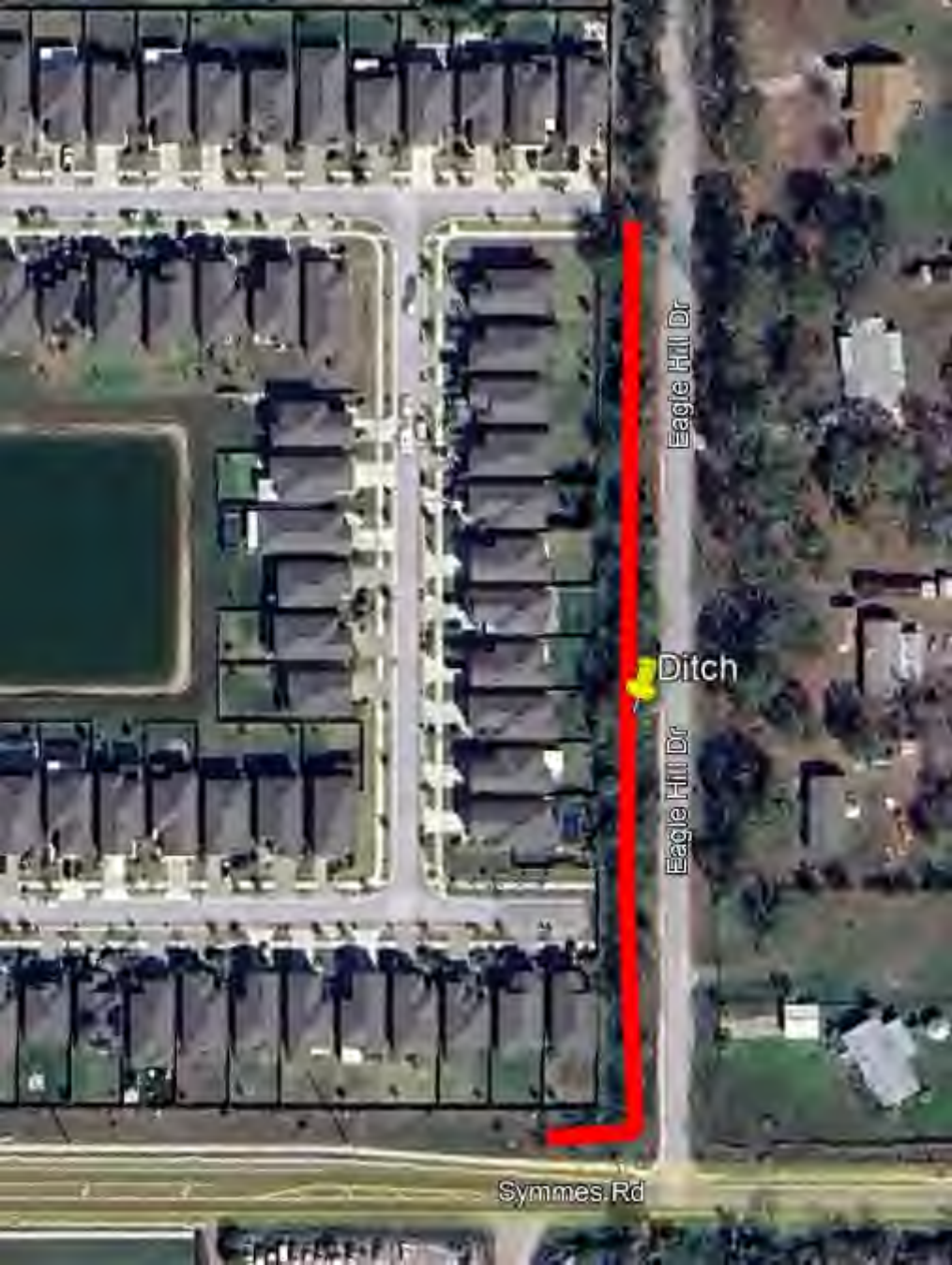
- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible 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

6G.

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

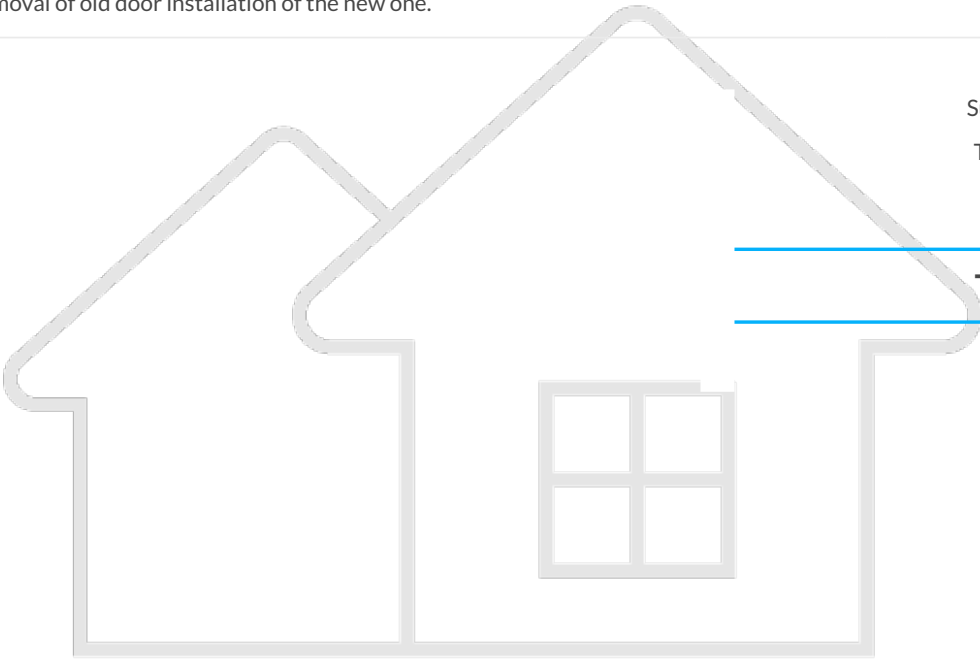


Photo 1



6H.

Name: Ventana CDD Fence Repairs
 Address: 11101 Ventana Groves Blvd
 City/Zip: Riverview FL 33578
 Date: _____ Phone: 813 546 8439
 Start Date: 7/15/25 Est. Comp: _____



**Morales
Fence, Inc.**

4160 Orange Ave. Mulberry, FL 33860
 Jorge Morales (813) 758-6368
 Office: +1 (813) 650-5714

Type	Height	Style	Picket	Rails	Post		Size	Top	Swing
<input type="checkbox"/> Vinyl Tan	6'	Private	8 1/2 x 6 1/2	6 1/2 x 10	5 x 5 x 9	G A T E S	42"	Arched	In
<input type="checkbox"/> Wood							48"	Flat	Out
<input type="checkbox"/> Aluminum							60"	Scalloped	Up-hill
<input type="checkbox"/> Steel							72"	Estate	Down-hill
<input type="checkbox"/> Chain Link							"		

Conditions/Description: Este
Precio es Para
Reparar un Aproximado
de 435 paneles que
es un total de 2,610 FT
Lineal en la zona de
Ventana Groves Blvd

This price is to repair
Approximately 435 panels
which is a total of
2610 Ft. Linear in
the area of Ventana Groves Blvd.

Warranty: _____

Customer Responsibilities:

- ☒ Permit
- ☒ HOA Approval
- ☒ Clear Fence Line
- ☒ Underground Cables
- ☒ Sprinkler System
- ☒ Electric Hook-up
- ☒ Copy of Survey

Sales Rep.: _____
 Total Price: \$ 30,000
 Deposit: _____
 Balance Due: _____
 Sign Owner: _____

Terms and Conditions: 50% deposit due at acceptance of contract, balance due at completion. Estimate is valid for 30 days.

The Undersigned customer signing this Contract below authorizes Morales Fence Inc. to order materials and initiate work in accordance with this Contract.

Accepted by: _____

Signature: _____ Date: _____

61.



Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

Date: 06/09/2025

Work Order # VWO-2-2025

Customer ID: VENTANA CDD

Quotation valid until 07/08/2025

Prepared by: Aysha Torres

Phone: 813-765-8798

Description		Unit Price	Quantity	Amount
Exterior Paint at base of Clubhouse walls (2) Techs		\$190.00/ hr	6	\$1,140.00
➤ Materials - 1 Coat		\$400.00	1	\$400.00
Playground Sign Reinstallation		\$95.00/ hr	1	\$95.00
➤ Materials				
Subtotal				\$1,635.00
Service Fee				\$0.00
Disposal Fee				\$0.00
Total	Labor and Materials			\$1,635.00

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

By: _____

Date: 06/09/2025

Date: _____

Inframark

VENTANA CDD

6J.

Ventana Community Development District Recreational Facilities Policies

Updated August 20, 2025

Definitions

“Board” shall mean the District’s Board of Supervisors.

“Clubhouse Manager” – shall mean the person or firm so designated by the Board to manage the Recreational Facilities.

“Clubhouse Staff” – shall mean the Clubhouse Manager, including their employees, or such other individuals so designated by the Board to operate the Recreational Facilities.

“District” shall mean the Ventana Community Development District.

“District Manager” shall mean the professional management company with which the District has contracted to provide management services to the District.

“District’s website” – shall mean <https://www.ventanacdd.com/>

“Guest” shall mean any individual who is invited by a Patron and must be accompanied to use the Recreational Facilities by a Patron.

“Non-Resident Annual User Fee” shall mean the fee established by the Board for any person that wishes to become a Non-Resident Member. The amount of the user fee is set forth herein, and that amount is subject to change based on Board action at a noticed public hearing.

“Non-Resident Member” shall mean any individual not owning property in the District who has paid the Non-Resident Annual User Fee to the District for use of the Recreational Facilities.

“Patron” shall mean Residents, Non-Resident Members, and Tenants, including and members of the households of any of the foregoing.

“Recreational Facilities” shall mean the properties and areas owned by the District intended for recreational use, including but limited to, the clubhouse building, pool, parking lot, green space, landscaping/hardscaping, passive parks, together with their appurtenant facilities and areas.

“Renter” shall mean any person who rents certain portions or spaces of the Recreational Facilities for specified events pursuant to the approval of the District staff.

“Resident” shall mean any person, spouse, or registered domestic partner of a person or family owning property within the District.

“Tenant” shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

Enforcement of Policies

The Board, the District Manager, and any Clubhouse Staff shall have full authority to enforce these policies. However, the Chair or Vice-Chair of the Board and the District Manager shall have the authority to waive strict application of any of these policies when prudent, necessary, or in the best interest of the District and its Patrons and their Guests. Such a temporary waiver of any policy shall not constitute a continuous, ongoing waiver of said policy.

Use of Recreational Facilities at Your Own Risk

Patrons and their Guests are welcome to enjoy the Recreational Facilities at their own risk and pursuant to the District's policies. The District does not provide on-site staff dedicated for the purpose of monitoring the use of the Recreational Facilities or safety of the Patrons, Renters, or their Guests. The District will not accept responsibility for any injuries from the use of the Recreational Facilities or damage or theft of personal property. The District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property.

Prior to using the Recreational Facilities, Patrons, Renters and Guests acknowledge and understand the inherent risks involved in using the facilities or participating in activities and voluntarily agree to assume responsibility for these risks and their own safety.

Patrons, Renters and Guests hereby release, waive, discharge, and covenant not to sue the District, its officers, directors, employees, agents, contractors, successors, and assigns (collectively, the "Released Parties") from any and all liability, claims, demands, losses, or causes of action of any kind or nature, known or unknown, arising out of or in any way connected with Participant's use of the Recreational Facilities or participation in the activities at the facilities, including, but not limited to, any personal injury, property damage, or wrongful death. Patrons, Renters and Guests further agree to indemnify, defend, and hold harmless the Released Parties from and against any and all claims, demands, losses, liabilities, costs, or expenses arising out of or in any way connected with their use of the Recreational Facilities or participation in activities at the facilities.

Patrons, Renters and Guests hereby acknowledge a non-waiver of the District's limitation of liability contained in Fla.Stat. 768.28.

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

Access Fobs

1. The District operates an access system for entry into certain Recreational Facilities equipped with access systems to ensure that only Patrons and their Guests enjoy such facilities.
2. The District issues 1 free initial Access fobs to the first owner of the house.
3. If the current Residents sell their property, then they may transfer their Access fobs to the purchaser of their home (Residents leaving their existing fob for a subsequent purchaser constitutes a transfer) If no transfer is made, then the new owners may purchase an access fob from the District for a non- refundable fee of \$25.00 per access fob.

4. Tenants who have proof of a valid rental agreement will be issued Access fobs after they pay the District a non-refundable fee of \$25.00 per access fob.
5. There is a \$25.00 non-refundable fee to replace a lost access fob or to purchase an additional access fob. No more than 2 Access fobs (issued to those 15 years or older) may be held by any household at any time.
6. Under no circumstance should a Patron provide their Access fobs to another person to allow them to utilize the Recreational Facilities. To obtain a access fob, proof of residence (Driver's License, State ID, warrantee deed, utility bill or a vehicle registration) is required.
7. Pursuant to industry best management practices the District purges its access fob database system every 3 years and requires Patrons to visit the clubhouse to re-activate their Access fobs. The District will provide at least 2 months' notice prior to purging the database.

Guests

Each Patron household may bring no more than 4 persons as Guests to the Recreational Facilities at one time.

1. Infants, 1 year old and younger, do not count towards the maximum guest total.
2. This section does not apply to any Renters, if space has been rented then the number of Patron's attendees shall be limited applicable policies or by the capacity of such space.

General Policies

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these policies at a duly-noticed Board meeting and will notify the Patrons of any changes by posting such new policies on the District's website. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's policies, the Board must hold a duly- noticed public hearing.
2. All Patrons and their Guests shall abide by and comply with any and all federal, state, and local laws and ordinances while present at or utilizing the Recreational Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
3. Portions of the Recreational Facilities have 24-7 video surveillance, intended solely to ensure the property of the District is protected or to identify any persons who damage District property.
4. All Patrons and their Guests using the Recreational Facilities are expected to conduct themselves in a responsible, courteous, respectful, and safe manner, in compliance with all District policies governing the Recreational Facilities. Violation of the District's Policies and/or misuse or destruction of Recreational Facilities equipment may result in the suspension or termination of privileges with respect to the offending Patron in accordance with the policies set forth herein.

5. Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, children under 15 years of age must be accompanied by a parent, guardian, or adult Patron, 18 years of age or older. This policy is meant to follow the sound public policy and determination of appropriate age for minors to assume responsibility for their actions in accordance with the State of Florida's requirements for obtaining a Florida's learner's permit.
6. Patrons, Renters, or their Guests shall not bring, serve, or consume beverages in glass containers at the Recreational Facilities without authorization by the Board.
7. The Recreational Facilities are available for use by Patrons and their Guests during normal operating hours to be established and posted by the District.
8. Patrons and Guests are responsible for cleaning up after themselves and disposing of trash in appropriate containers.
9. Patrons are responsible for any damage, contamination, pollution, or other such action they or their Guests cause to District property and will be responsible for the costs associated with repairing, treating, remediating, or fixing such District property.
10. Patrons are responsible for any and all actions taken by any of their Guests. Violation by a Guest of any of these policies as set forth by the District could result in loss of the privileges and/or membership of that Patron.
11. All Patrons and their Guests may be required to present a valid government issued identification card in order to gain access to the Recreational Facilities.
12. No Patron or Guest wearing a wet bathing suit may sit on the indoor clubhouse furniture.
13. Except for designated parking areas, off-road motorbikes/vehicles (including ATVs and motorized scooters) are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
14. There is no trespassing allowed in all designated wetland conservation and/or mitigation areas. Trespassers will be reported to the local authorities.
15. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted.
16. Fireworks of any kind are not permitted anywhere at or in the Recreational Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
17. Only District contractors, vendors, board members, or authorized personnel are allowed in the service areas of the Recreational Facilities.
18. Except for District contractors, vendors, or authorized personnel, no watercrafts of any kind are allowed in any District stormwater ponds.

19. No fishing or swimming is permitted in any District stormwater ponds.
20. Audio or Video playing devices shall not be used at a volume level that will disturb other Patrons or Guests using the Recreational Facilities. However, Clubhouse Staff is permitted to play music throughout the Recreational Facilities. The District is also permitted to throw “watch parties” and other events which encourage community participation.
21. No signage or advertisements shall be posted or circulated within the Recreational Facilities property or other District property.
22. The Recreational Facilities shall not be used for commercial purposes without written permission from the District Manager or Clubhouse Manager. The term “commercial purposes” shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising. Any use of the Recreational Facilities on a regular basis for commercial purposes must be presented to the Board and if approved an agreement will need to be signed and appropriate certificate of insurance may be required.
23. The District Manager or Clubhouse Manager, subject to Board approval, have the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies etc., at the Recreational Facilities, except with respect to user and rental fees that have been established by the Board. The District Manager or Clubhouse Manager also have the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Recreational Facilities for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the District Manager will coordinate the compensation from such programs or events to the District accordingly.
24. For any emergencies, please call 911. Afterwards please report all emergencies and injuries to the Clubhouse Manager as well as the District Manager via the contact information on the District’s website.
25. All malfunctioning or broken equipment should immediately be reported to the District Manager via the contact information on the District’s website.
26. No person shall remove or relocate any piece of furniture or piece of property in the Recreational Facilities that belongs to the District and/or their vendors and contractors, without prior written authorization.
27. Recreational Facilities, with the exception of the Clubhouse and parking lot, are open ½ hour after sunrise and closed ½ hour prior to sunset.

Designation of Tenant to Use Resident's Membership Privileges

1. Residents who rent or lease out their home shall have the right to designate the Tenant of their home as the beneficial users of the Resident's membership privileges for purposes of Recreational Facilities use.
2. A Tenant who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Recreational Facilities as a Resident. If the Resident does not designate the Tenant as a beneficial user of the Resident's membership privileges, the Tenant will be required to pay the Non-Resident Annual User Fee to acquire a membership, unless that Tenant is a Guest.
3. During the period when a Tenant is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Recreational Facilities with respect to that membership.

Pets and Service Animals Policies

Dogs or other pets (with the exception of Service Animals- defined below) are not permitted on or within the Recreational Facilities. A "**Service Animal**" includes dogs or other pets trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

1. The Service Animal is out of control and its handler fails to take effective measures to control it
2. The Service Animal is not housebroken; or
3. The Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform. Where dogs or other pets are permitted on the grounds, they must be leashed. Owners of any pets are responsible for picking up after their pets as a courtesy to residents.

Pool Policies

1. There is no lifeguard on duty.
2. Swimming is permitted only during posted swimming hours which will be between ½ hour after sunrise and ½ hour prior to sunset.
3. Pool parties are not permitted.
4. The pool is not to be used during inclement weather (especially if lightning is present).
5. Proper swimwear is required. Loose clothing, especially with strings, is prohibited.
6. Children under 3 years of age and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.
7. The changing of diapers or clothes should only be done in the restrooms.
8. No one with skin disease, nasal or ear discharge, open cut or communicable disease shall be permitted in the pool.
9. Persons that are ill with diarrhea cannot enter the pool.
10. No glass containers are permitted in the fenced in pool area or bathrooms.
11. No Food or Beverages are permitted in the pool or on the wet deck.
12. Patrons and their Guests should shower before entering the pool.
13. The pool furniture may not be reserved and is on a first-come basis for usage.
14. Pool furniture must be kept 10 feet from the pools edge at all times.
15. Pool Furniture should not be removed from the fenced in pool area.
16. Umbrellas must be lowered after use.
17. No profanity, loud noises, harassment, diving, flips, back jumps, running, pushing, rough housing, chicken fighting, horseplay, or other dangerous actions is permitted.
18. No swinging on ladders, fences, or railings is permitted.
19. No skates, skateboards, scooters, or bicycles are permitted within the fenced in pool area.
20. Provided they are used in a normal and safe manner, only Coast Guard approved personal floatation devices, lap swimming kickboards, masks, goggles, and water wings and permitted in the pool. All other aquatic toys and equipment are not permitted in the pool. Clubhouse Staff has the final say regarding the use of any and all recreational floatation devices.
21. Swimming lanes must be kept open when in use by lap swimmers, water walking or jogging.
22. Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.

Playground and Pickle Ball Court Policies

1. Proper footwear and clothing are required. Loose clothing, especially with strings, is prohibited.
2. Mulch must not be picked up, thrown, or kicked for any reason.
3. No food, drinks, or gum are permitted at the playground.
4. No glass containers are permitted at the playground.
5. No jumping off from any climbing bar or platform.
6. Profanity, rough-housing, and disruptive behavior are prohibited.
7. Skateboarding and rollerblading are not permitted on pickle ball court.

District Common Areas:

1. Fishing in or around any Water Body that is owned by the District is strictly prohibited.
2. Except for authorized maintenance personnel, vehicles may not be driven or parked on District owned common areas, lake banks, pond banks, or conservation areas which are not designated as parking areas or roads.
3. Beverages, including alcoholic beverages are permitted, however, glass containers are strictly prohibited.
4. No trash can be left in any District owned common area, lake banks, pond banks or conservation areas.

General Parking Policies:

1. There should be no parking of vessels on any District property.
2. There should be no parking of vehicles on any District property except for on the Parking Lot.
3. Vehicles must not be parked in any way which blocks the normal flow of traffic, or in any way that limits the ability of emergency service workers to respond to situations.
4. Unless authorized in writing by the District, only vehicles that can fit in a standard parking space are permitted to park in the Parking Lot.
 - a. No commercial vehicles (other than vendors currently servicing the District), RVs, boats, trailers, moving trucks, or oversized vehicles are permitted.
5. The Parking Lot is only intended for the parking of vehicles operated by:
 - a. Patrons using the Recreational Facilities during hours of operation
 - b. Visitors for an authorized event under a Private Event Rental Agreement
 - c. Any member of the general public attending a District meeting
 - d. Any residents or visitors for a Homeowners Association meeting
6. The District does not provide any security or monitoring for the Parking Lot and assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.
7. No overnight (between 10:00 pm and 6:00 am) parking is permitted unless the overnight parking occurs after a District approved event.
8. All vehicles must have valid and proper license plates and registration affixed to their vehicles. Unregistered vehicles may be reported to license inspectors or law enforcement as a violation of Section 320.02, Florida Statutes. Additionally unregistered vehicles may be considered to have been abandoned and reported to law enforcement or code enforcement.
9. Unauthorized parking may result in being towed or reported to the local authorities for trespassing.
10. These policies are in addition to, and exclusive of, various state laws, county regulations, or homeowners' association standards governing parking.

Towing Policies:

1. Any vehicle or vessel that is parked on District property or the Parking Lot in violation of this policy or applicable regulatory requirements may be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
2. The District shall keep a logbook of all violations of the District's parking restrictions.
3. Upon discovery of a first-time violation:
 - a. an Authorized Representative shall affix a warning to the vehicle or vessel.
 - i. The warning shall include the date, time, location, violation, and a notice that if the vehicle or vessel is still in violation within 24 hours it shall be subject to towing.
 - b. an Authorized Representative shall take a picture evidencing the warning and the violation.
 - c. then an Authorized Representative shall enter the relevant information (including but not limited to the make, model, color, and license plate) in the logbook and provide the picture to the District's records custodian.
 - d. If an Authorized Representative finds that the vehicle or vessel remains in violation after 24 hours of the warning, they shall:
 - i. take a picture evidencing the failure to move the vehicle or vessel
 - ii. enter the relevant information in the logbook and provide the picture to the District's records custodian.
 - iii. then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.

4. Upon discovery of a subsequent violation within 2 calendar years of a first-time violation:
 - a. an Authorized Representative shall take a picture evidencing the unauthorized parking
 - b. enter the relevant information in the logbook and provide the picture to the District's records custodian.
 - c. then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.

Non-Resident Annual User Fee

The residents of the District pay both debt assessments and annual operation and maintenance assessments in exchange for the benefits provided by the District's infrastructure and services, including but not limited to the Recreational Facilities. To be fair and equitable to the residents of the District, any person who wish to enjoy the Recreational Facilities will be required to pay a fair and reasonable user fee that covers a proportional share of the District's administrative expenses, infrastructure expenses, operation and maintenance expenses, and reserve expenses of the Recreational Facilities and the requisite supporting infrastructure. The Board may elect to cap the number of Non-Resident Members to account for size and capacity limitations of the Recreational Facilities.

Anyone who desires to become a Non-Resident Member may purchase an annual membership for use of the Recreational Facilities on a year-to-year basis. The Non-Resident Annual User Fee is \$1,800 per household, payable in advance. The rate for an individual is the same as for a family. Upon purchase of the membership, the Non-Resident Member is entitled to 2 Access fobs for a family unit. Membership becomes effective upon the date full payment of the Non-Resident Annual User Fee and the Non-Resident Member Application are received by the District. The Non-Resident Annual User Fee rate is subject to change from year to year based upon the costs of operation of the Recreational Facilities.

Rental Policies

1. **District's Reservations.** The District retains the right to reserve the Recreational Facilities and additional facilities for District use at any time.

2. **Unavailable Dates.** Please note that the meeting room may be unavailable for private events on the following holidays and on surrounding dates:

Easter Sunday	Memorial Day Weekend	4 th of July
Labor Day Weekend	Thanksgiving	Christmas Eve
Christmas Day	New Year's Eve	

3. **Rental Hours.** Only 1 meeting room is available for rental during hours of 9:00 a.m. to 11:00 p.m.
4. **Rental Fees and Deposits:** Since the revocation of access privileges impacts Patrons more than non-Patrons and since the District may have alternatives to enforce violations of the District's policies against Patrons, the fees associated with renting the space are higher for non-Patrons. These fees are solely intended to ensure that the District is reasonably compensated for renting the space and also are in place to ensure the District can recoup some costs in the event there is damage to the space.

- a. **Rental Fees.** A non-refundable room rental fee will be charged according to the schedule below:

Patron Rates	\$25.00/hour for a minimum of 2 hours
non-Patron Rates	\$100/hour for a minimum of 2 hours (maximum of 4 hours)

- b. **Deposit:** A refundable deposit of \$200.00 is required for any rental.

5. **Rental Application Process:**

- a. Individuals interested in renting a room must submit to the Clubhouse Manager, no later than 14 days prior to the event, a completed Meeting Room Rental Application indicating the date of the event, the hours when the event will be held, a description of the event, the number of attendees that will be attending, and whether food or drinks (including alcohol) will be served.
 - i. Rentals may not be made by Patrons more than 6 months prior to the event and are limited to 2 rentals/month.
 - ii. Rentals made by non-Patrons may be made no more than 3 months in advance of the event and are limited to 1 rental/month.
 - b. Applications are processed on a first come first serve basis. If a Patron and non-Patron submit an application on the same day, the Patron shall be granted the reservation time slot pending application approval.
 - c. The Clubhouse Manager will determine if a Special Event Agreement (including evaluating if security services are needed to ensure public safety and any applicable costs will be the responsibility of the Renter along with naming the District as an additional insured) will need to be executed prior to use of the meeting room.
 - i. If required, a properly executed Special Event Agreement, along with all documentation required therein, must be received by the Clubhouse Manager no less than 10 days prior to the date of the event.
 - d. The Clubhouse Manager will review the Meeting Room Rental Application on a case-by-case basis and has the authority to reasonably deny a request.
 - e. Denial of a request may be appealed to the Board for consideration.

6. **Payment to the District upon Approval.** Upon approval and no later than 10 days from the rental date Renter should submit a check or money order or pay by credit or debit card (no cash) to the Clubhouse Manager made payable to the Ventana Community Development District for the rental fee (if applicable) and for the deposit (should be separate checks or money orders or separate transactions for credit or debit cards). Failure to submit the applicable payments in time may result in the room not being reserved. Checks will be cashed by the District prior to the event.
7. **Insurance:** Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines on a case-by-case basis in its sole discretion should require additional liability insurance. The District and its supervisors, staff, and contractors are to be named on these policies as an additional insured party.
8. **Cancellations:**
 - a. **Cancellations by Renter.** The Renter must provide written notice of cancellation to the Clubhouse Manager at least 10 days prior to the event. If the rental is cancelled less than 10 days prior to the event, 50% of the deposit will be retained as a cancellation fee and the remainder deposit will be returned to the Renter. Rental Fees are not subject to a refund.
 - b. **Cancellations by District.** If the District cancels the event at any time prior to the event, the Security Deposit and the Rental Fee will be refunded.
 - i. The District shall not be liable for any costs or damages incurred because of the District's cancellation.
9. **Refund of Deposit.** The District will issue a refund for the amount of the deposit following the event provided the Clubhouse Manager determines that there has been no damage to the Recreational Facilities and the premises has been properly cleaned after use. If the premises is not properly cleaned, the deposit will be kept for this purpose. To receive a full refund of the deposit, the following must be completed:
 - a. Ensure that all garbage is removed and placed in the outside receptacles.
 - b. Remove all displays, party favors, or remnants of the event.
 - c. Restore the furniture and other items to their original position.
 - d. Wipe off counters, tabletops, and sink area.
 - e. Replace garbage liner.
 - f. Clean out and wipe down the refrigerator, and all cabinets and appliances used. Clean any windows and doors in the rented room. Floor should be swept clean.
 - g. Restrooms must be checked and cleaned if necessary.
 - h. Ensure that no damage has occurred to the Recreational Facilities.
 - i. Vacate the Clubhouse within the reservation time. The District reserves the right to charge a fee of \$100.00 per additional hour for any rental that exceeds the reservation time.

If additional cleaning is required, the Renter will be liable for any expenses incurred by the District to hire an outside cleaning contractor. Additional cleaning costs shall first be subtracted from the amount of deposit. If the deposit is insufficient to cover all such cleaning costs, the Clubhouse Manager shall bill the Renter for the remaining balance. The Clubhouse Manager shall determine the amount of deposit to return, if any.

10. Additional Policies:

- a. Renter is responsible for ensuring that their attendees adhere to the policies set forth herein.
- b. Please note all policies remain in force for these special circumstances and the District has final say in these matters.
- c. The volume of live or recorded music must not violate applicable county noise ordinances.
- d. Unless Renter is a Patron, they shall not use any other portion of the Recreational Facilities.

Suspension and Termination of Privileges

1. **Violations.** The privileges of a Patron to use the Recreational Facilities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a. Submits false information on any application for use of the Recreational Facilities.
 - b. Permits the unauthorized use of an access fob.
 - c. Exhibits unsatisfactory behavior or appearance.
 - d. Fails to pay fees or assessments owed to the District in a proper and timely manner.
 - e. Fails to abide by any policies established for the use of the Recreational Facilities or other policies of the District.
 - f. Treats the District's supervisors, contractors, other representatives, or other Patrons, in an unreasonable or abusive manner.
 - g. Damages or destroys District property.
 - h. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, other representatives, or other Patrons.
2. **Documentation of Violations.** The Clubhouse Staff or District Manager shall record all violations, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. The Clubhouse Staff shall file such report with the District Manager within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws.
3. **Suspension by the Clubhouse Manager or District Manager**
 - a. The Clubhouse Manager or District Manager may at any time suspend a Patron's privileges to use the Recreational Facilities for committing any of the violations outlined above.
 - b. The Clubhouse Manager or District Manager shall ask the Patron to leave the Recreational Facilities immediately and shall call local law enforcement for assistance if the Patron fails to comply with the request.
 - c. Such suspension shall be for a maximum period of 30 consecutive days.
 - d. In determining the length of any suspension, the Clubhouse Manager or District Manager, shall take into account the nature of the conduct and any prior violations.
4. **Longer Suspension or Termination of Privileges by the Board.**
 - a. The Clubhouse Manager or District Manager may recommend to the Board, or the Board on its own initiative may elect to consider, a longer suspension or termination of a Patron's privileges for committing any of the violations.
 - b. At least 14 days prior to any Board meeting where a longer suspension or termination is to be considered, the District shall send written notice of the meeting by United States mail to the Patron's last known address.
 - c. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension or permanent termination of a Patron's privileges to use the Recreation Facilities.
 - d. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.
5. **Trespass.** If a Patron subject to a suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.

6. Appeal of Suspension

- a. A Patron subject to a suspension may appeal the suspension to the District's Board by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson with a copy to the District Manager.
- b. The filing of a request for an appeal shall not result in the stay of the suspension.
- c. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered.
- d. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
- e. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension, to address the appeal and any violations.
- f. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

6K.



Brivo Access Control and Eagle Eye Network Camera System (Monitored)

Revised 8/13/25
Prepared for: Ventana CDD

Created by: Thomas Giella | CEO of Complete I.T. Corp

Email: Thomas@completeit.io

Phone: (813) 444-4355 Ext 203



- Your Technology Professionals -
Sales, Training, & Support

Hi Ventana CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.



All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period,

Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.



Networks Infrastructure (Wi-Fi)

Security. Access. Backbone. Up-time.

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



Camera Systems (CCTV)

Up To 4K Resolution. Night Vision. Digital. PTZ.

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.



Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.



Worry-Free Cloud Video Surveillance for Your Business

Make your business more efficient and the world a safer place – all on the only video management platform robust and flexible enough to power the future of video surveillance.

Eagle Eye Cloud Video Management System



CAMERA COMPATIBILITY

Use existing cameras or purchase from hundreds of the world's leading camera manufacturers, as Eagle Eye allows for the greatest choice and flexibility of any system on the market.



TRUE CLOUD

Benefit from easily deployed cloud technology that provides you with infinite scalability, flexibility, accessibility, and reliability.



CYBER SECURE

Protect your data with a system built by experts in cybersecurity who know how to prevent, detect, and respond to attacks, so you don't have to.



OPEN PLATFORM

Integrate seamlessly with other mission-critical applications, such as access control, smart sensors, and point-of-sale.



AI & ANALYTICS

Move beyond monitoring by leveraging data to identify threats; inform responses; and improve business operations, efficiency, and service.



THE EAGLE EYE CLOUD VMS

Smart Video Surveillance





Smart, Simple, Secure Cloud Video Surveillance for Your Business

Your security system should not only protect your people and property, it should also provide insight to help your business grow and thrive. It's Eagle Eye Networks mission to help you do just that.

We're leaders in delivering the power, flexibility, and cost-savings of cloud technology to the video surveillance market, helping you improve operations and enhance customer service, all while keeping an eye on what truly matters.

Whether you run a small business, global enterprise, or something in-between, you need a video solution capable of adapting to your needs – today and tomorrow. The Eagle Eye Cloud Video Management System (VMS) simplifies video surveillance through the flexibility of cloud paired with the convenience of easy, affordable installation and remote management.

The Eagle Eye Cloud VMS Equips You With:

True Cloud Technology

With a true cloud video solution, the video is processed and managed in the cloud, which offers users countless benefits.

- Scalability, so the system easily grows with your business
- Flexibility, enabling you to use the cameras and cabling in which you've already invested
- Accessibility, meaning you can view video from anywhere, on any device
- Reliability, regardless of your bandwidth limitations

Ease of Use

Eagle Eye provides easy installation, simple setup, an attractive and intuitive interface, central management, multisite viewing, on-the-fly camera sharing, storage retention flexibility, and much more.

Cybersecurity

The Eagle Eye VMS is built and maintained by cybersecurity experts who are laser-focused on protecting the confidentiality, integrity, and availability of your systems and the valuable data they contain.

Among other leading cybersecurity best practices, the Eagle Eye VMS offers secure encryption to buffered and locally-recorded video, constant monitoring against potential cyber threats, no vulnerable open ports or onsite firewalls, no onsite software to patch, triple redundant video storage, and two-factor authentication.





Open Platform

Closed systems can be problematic and costly to upgrade or add new technologies. Eagle Eye's open architecture gives you the power to choose from unlimited integrations, giving you the freedom to add new applications as your business needs evolve, ultimately increasing the value of your system. Easily integrate access control, point-of-sale, and license plate recognition to name just a few, for a single view of your operations.

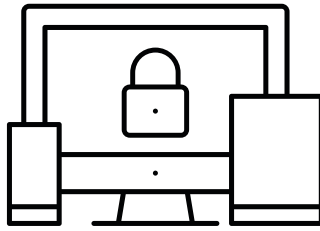
Our open API platform offers:

- Greater customization
- Lower total cost of ownership (with no vendor lock-in and no additional licensing fees)
- Stronger cybersecurity
- A future-proofed investment (allowing you to incorporate tools for future needs)
- Speed to market (applications can be built in hours, not months, and updated in minutes, not weeks)

Artificial Intelligence and Analytics

Create long-term strategies based on the insights gained from your video analytics. For example, easily determine the number of people entering and exiting your property at any given time. Monitoring customer traffic flow and patterns is crucial to operations and marketing, allowing for better planning around staffing, floor displays, and store layouts.

Video analytics also provide insight into employee behaviors, ensuring procedures are being properly followed, customer interactions are positive, and training is appropriate and effective.

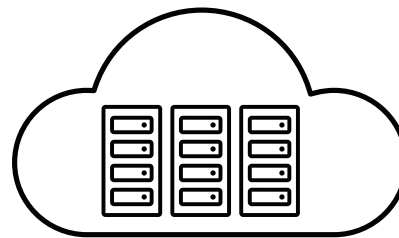


Comprehensive
Security

Triple
Redundancy

Encryption
at Rest

Highly Scalable
Infrastructure



Eagle Eye Data Center

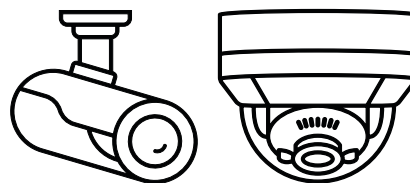
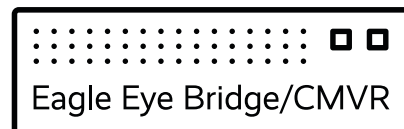
Complete Privacy
Encryption™

Intelligent Bandwidth
Management™



Motion
Detection

Local Video
Buffering



Extensive Compatibility with
IP & Analog Cameras



CLOUD VIDEO SURVEILLANCE

2-Way Audio

Uses for 2-Way Audio

CUSTOMER SUPPORT

Provide assistance and communicate with visitors and customers.

COMMUNICATE WARNINGS

Notify a designated area of immediate alerts during critical incidents.

DETER SECURITY THREATS

Remotely warn suspicious individuals, minimizing security and liability threats.

MANAGE CROWDS

Make public address announcements to inform and control crowds.

IMPROVE BUSINESS OPERATIONS

Communicate with staff about business needs to improve customer experience.



CONVENIENT ALL-IN-ONE SECURITY SOLUTION

- ✓ Communicate using the Eagle Eye Viewer app on your mobile device.
- ✓ Quick setup - easily connect an approved IP speaker/horn to any Eagle Eye Bridge.
- ✓ Create a communication network by linking multiple cameras to a speaker/horn.
- ✓ Receive alerts using video analytics and communicate directly with suspicious individuals to deter threats.

“

You're in a restricted area. Please leave immediately.

Communicate Remotely Through Your Surveillance System

Add audio communication to your cloud video surveillance system for a complete security solution. Eagle Eye Networks 2-Way Audio is a bidirectional audio feature that allows users to remotely communicate through the Eagle Eye Cloud VMS (Video Management System).

See Something and Say Something

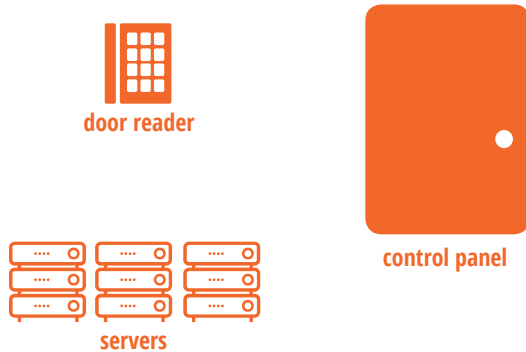
Combine true cloud video surveillance with 2-Way Audio communication to improve situational awareness, security, and operations. There are uses for 2-Way Audio in virtually every industry, including multi-family residences, hotels, restaurants, retail, schools, hospitals, smart cities, parking areas, car dealerships, and storage facilities. Our 2-Way Audio can enhance security at remote and temporary locations such as construction sites, oil/gas facilities, and food trucks.



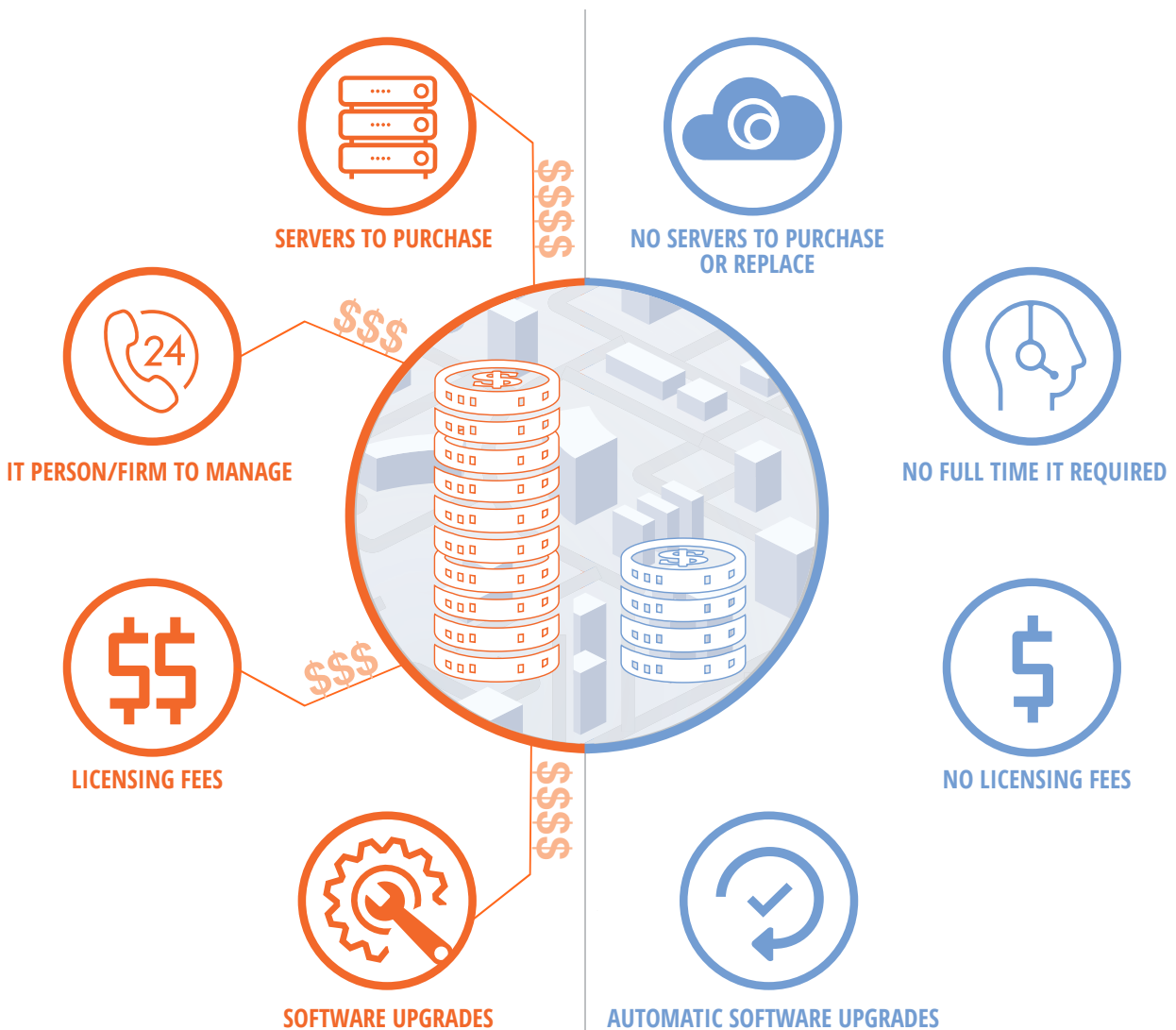
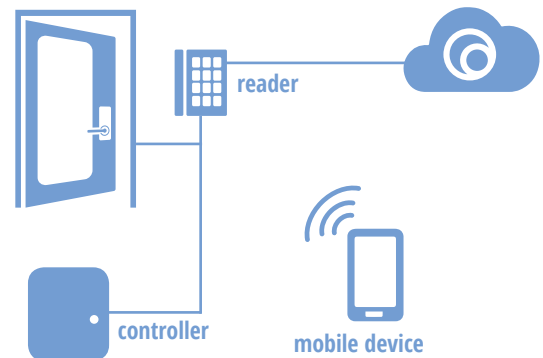
OLD WAYS DON'T SECURE NEW DOORS

TIME TO UPDATE YOUR ELECTRONIC ACCESS CONTROL

THE OLD WAY



THE BRIVO WAY



LIMITATIONS

OUR BENEFITS

SECURITY RISK

Lost, misplaced, copied or stolen keys with no knowledge of who has access to the premises



BETTER SECURITY

Ability to revoke access if a key card is lost or stolen

LIMITED FLEXIBILITY

You need to be onsite to lock or open doors



FLEXIBILITY

Secure or open doors from anywhere on your mobile device

LIMITED SCALABILITY

More doors and locations require more locks and keys as well as onsite assistance to lock and open doors

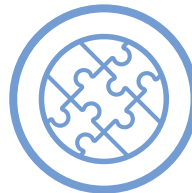


UNLIMITED SCALABILITY

Add as many doors, offices and users you need at anytime

INTEGRATIONS ARE NON-EXISTENT

No ability to integrate with other systems



INTEGRATE WITH KEY SYSTEMS

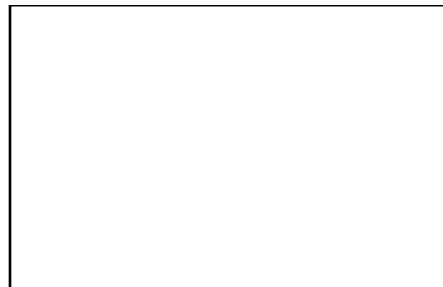
Including alarms and surveillance cameras

WHY BRIVO

Over ten million users around the globe trust Brivo to protect their facilities and their people. Brivo disrupted the access control industry in 2002 by being the first company to deliver modern remotely driven access control to businesses who were tired of the inconveniences of on-premise solutions. As a small business, we believe in building long term relationships with our customers and never stop providing them with technical support. Trust the power and convenience of mobile device managed access control and video management, trust Brivo.



Contact your local Brivo dealer to request additional information.





THE SMARTER WAY TO OPEN DOORS

Brivo Mobile Pass Credential

BENEFITS

Reduce the hassle of lost or forgotten credentials by issuing mobile credentials and digital badges.

Protect high-security areas with two-factor authentication without a biometric reader using fingerprint and facial recognition already built into smartphones.

Remotely assign and revoke credentials sent directly to the user's smartphone.

Give users a more secure credential than traditional access cards.

Brivo Mobile Pass combines the security you need with the mobile convenience users want.

A Credential That Meets Your Needs

Convenient, multi-site access in one app

Instant credentialing for authorized users

Biometrics to verify true identity

Secure credential storage

Managed directly from Brivo Access

Easy to use and install

Your phone is your badge





FULL INTEGRATION OF BRIVO AND EAGLE EYE

Easily view live and event-linked video from within
the Brivo Access and mobile administration app.

BENEFITS

Correlate video with access control events

Add references to Eagle Eye cameras so video can be
linked to with activities from Brivo.

Remotely unlock doors while seeing a live view

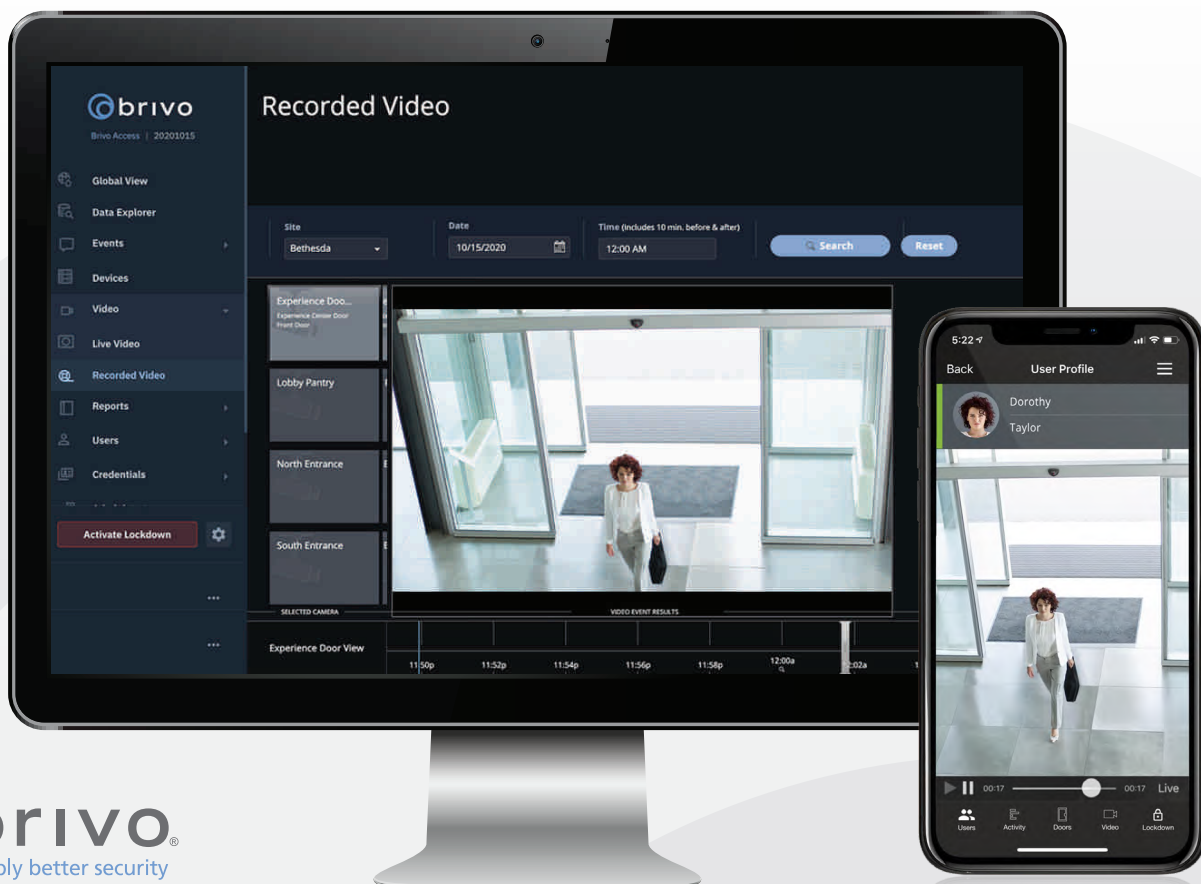
Use your mobile device to view live activity and remotely
open doors with the click of a button.

Leverage multi-platform access control and video

Use Brivo Access to play back recorded video or view live
streams on desktop and mobile devices.

Track access
events with Brivo's
activity log on your
desktop or mobile
devices.

ONE COMPLETE SOLUTION TO MANAGE VIDEO AND ACCESS CONTROL



Project Summary

Current Systems:

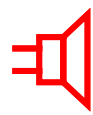
- Access control is through DoorKing.
- There are a estimated total of 10 cameras onsite covering the pool, mailboxes, and parking lot.
 - 2 cameras are directly facing either a tree or a pole.
 - Camera retention is unknown.
- Cameras are Hikvision which are not NDAA compliant
- APC UPS installed
- Small wall mounted server rack already installed with equipment installed

Complete I.T. Camera Solution:

- Replace all cameras with Eagle Eye Network Cameras
- Installation of additional cameras consisting of EEN DT03, EEN DT01, and Hanwha Ai Turrets
- Install new managed POE port switch so that the system can be managed remotely.
- Installation of (1) new AXIS PA loudspeaker for pool deck. This will allow district staff to:
 - Talk down communication through the Eagle Eye Network app.
 - Allow for custom pool closure messages right before the pool is scheduled to close. This has been proven to help disburse residents instead of them staying well after the pool closes.
- Installation of new CAT6 wire for the cameras and AXIS PA
 - PA may be mounted to building facing pool
- Remove old NVRs and dispose/recycle of old equipment
- Installation of Dytek surge protection for magentic locks, strikes, and readers
- Installation of Dytek UPS
- Reuse or installation of larger open wall rack to accommodate additional equipment
- Sync Brivo access control with Eagle Eye cameras. When keyfob or mobile pass is used, picture of resident, and video is associated with the entry within the Brivo system. Quickly identify and confirm those involved in incidents
- **Minimum of 30-days video retention. Plus 30-days of video cloud retention. State requirement is 30-days.**

Optional (Mailbox and Dumpster):

- Installation of cameras and PA. Will transmit back to main clubhouse building via point to point wireless. Much more economical than trenching. PA can be used by manager through the Eagle Eye camera system to ask those not supposed to be there at night to leave.



AXIS PA Speaker



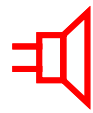
4MP Exterior Ai Turret Camera



4MP Indoor Dome Camera



4MP Exterior Turret Camera



AXIS PA Speaker



180 Degree Camera



4MP Exterior Ai Turret Camera



4MP Exterior Turret Camera

Proposal Pricing Overview

Complete I.T. Camera Proposal

Cameras & PA	Price
<div>Clubhouse</div> <ul style="list-style-type: none">Installation of CMVR 520<ul style="list-style-type: none">Minimum of 30-days recording retention, 30-days cloud retentionInstallation of 4 EEN Turret Cameras for ExteriorInstallation of 2 EEN Turret Cameras for InteriorInstallation of 12 4MP Ai Hanwha Turret Cameras(19) New CAT6Managed Port Switch(2) 4x4 black aluminum postsConduit Trenching to Posts(1) AXIS PALaborPA Horn with scheduling<ul style="list-style-type: none">Plays a pre-scheduled message for pool closing timesAllows management company or district to talk through the camera system APP on smartphone or computer and ask trespassors to leave without the need to go onsite.Includes AXIS PA horn, installation of CAT6, and all programming of the system	\$33,622.00
<div><input checked="" type="checkbox"/> (OPTIONAL) Front Entry Cameras</div> <ul style="list-style-type: none">(5) EEN DT03(5) EEN Backboxes(5) CAT6Labor	\$4,710.00

<input checked="" type="checkbox"/> (OPTIONAL) Mail Pavilion & Dumpster Cameras <ul style="list-style-type: none"> EEN 180 Camera Installation of 2 Turret Cameras Viewing: <ul style="list-style-type: none"> (1) Parking Lot (1) Dumpster (5) New CAT6 <ul style="list-style-type: none"> Cameras, PA, Point to Point Wireless (1) Managed Port Switch (1) AXIS PA <ul style="list-style-type: none"> Enables onsite manager/district to talk down to those that aren't supposed to be there at night. Much safer remotely than in person. Labor 	\$6,969.00
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<input checked="" type="checkbox"/> (OPTIONAL) Playground <ul style="list-style-type: none"> (1) EEN DT03 (1) EEN Backboxes (1) CAT6 Labor 	\$1,040.50
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Access Control (optional)

Access Control System <ul style="list-style-type: none"> Brivo Access Control Main Board and Expansion Boards <ul style="list-style-type: none"> up to 6 doors/gates (6) Brivo Readers Altronix Power Supply Reuse old wiring Labor Reset the access control database. Management company can choose to do this or Complete I.T. can send technicians onsite for (2) Saturday's at an cost of \$3,960 (not reflected in this price) 	\$7,767.00
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<input checked="" type="checkbox"/> Complete I.T. Database Entry <ul style="list-style-type: none"> (2) Saturdays 1 CIT employee onsite for 8-hours per day. 	\$3,960.00
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Network (optional)

<input checked="" type="checkbox"/> Network and Guest WiFi <ul style="list-style-type: none"> Network Firewall <ul style="list-style-type: none"> Requires ISP to have static IP address (1) Outdoor Wireless WiFi WAP <ul style="list-style-type: none"> Pool Deck (1) Indoor Wireless WiFi WAP <ul style="list-style-type: none"> Event RM CAT6 Wiring 	\$2,424.00
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Surge Protection & Battery Backup

Surge Protection & UPS Battery Backup	\$5,850.00
<ul style="list-style-type: none">Dytek POE Surge Protection for CamerasDytek POE Surge Protection for PA SpeakerDitek Electric Door Strike and Magentic Lock Surge Protector (Per door)DITEK DTK-UPS1000R+ On-Line Uninterruptible Power Supply, 1000VA, 1000WDITEK DTK-UETH1 SNMP Card for UPS1000R(E), 2000R(E) and 3000R(E)SmartPower StripLabor	

Estimated Project Total \$66,342.50

Software Licenses:

All Licenses & Services	Price	QTY	Subtotal
Cameras			
Eagle Eye VMS PR1 Management Edition Monthly	\$9.50	30	\$285.00
<ul style="list-style-type: none">Minimum 30-days onsite recording, minimum 30-days of offsite cloud recordingPrice is per camera per month (CMVR only)Low resolution copy recorded offsite simultaneouslyIncludes phone and email supportIf district goes with mail pavilion options, add 2 units to quantity			
AXIS PA Speaker - Talk Down 2-way	\$20.00	2	\$40.00
<ul style="list-style-type: none">To be used through EEN AppWould play a pre-scheduled message for pool closing timesWould allow management company or district to talk through the camera system APP on smartphone or computer and ask trespassors to leave without the need to go onsite.If district goes with mail pavilion options, add 2 units to quantity			
CIT Video Monitoring: After hours camera monitoring for pool deck	\$550.00	1	\$550.00
Access Control			
Brivo Access Control	\$18.00	6	\$108.00
<ul style="list-style-type: none">Per Door/GateIncludes phone and email support			

<input checked="" type="checkbox"/> 500 Brivo Mobile Passes	\$40.00	1	\$40.00
• Increments are 100 (\$20), 500 (\$40), 1,000 (\$60).			
Network			
Managed Network	\$65.00	1	\$65.00
• Includes phone and email support			

Monthly Licensing/Service \$1,088.00

Payment and Service Agreement Terms

1. Project-Based Services & Payment Terms

Before initiating any requested service on a project basis, Vendor shall provide a written proposal outlining the scope of work and associated fees. While an estimated completion timeframe may be included, it is not guaranteed and may be omitted depending on the nature of the project. The Customer agrees to remit a non-refundable deposit equal to 50% of the total proposed cost prior to the commencement of any work. Once the 50% deposit is received, the Vendor will order all required products and add the project to the schedule. The Vendor will then begin work on the requested service. The Customer acknowledges that some equipment may be subject to shipping delays, and the Vendor is not responsible for delays caused by product availability or delivery timelines. The remaining 50% balance is due within fourteen (14) calendar days of project completion.

2. Estimated Timeline for Completion

While most services are typically completed within thirty (30) calendar days from the time the Vendor begins the project, the Customer acknowledges that completion times may vary due to factors beyond the Vendor's control. The estimated timeline, if provided, is only a guideline and not a guaranteed deadline. If the Customer requests a postponement or causes a delay in the progress of the work, such request must be made in writing. In the event that the Customer delay exceeds fifteen (15) calendar days, the Vendor may invoice for all services rendered and materials purchased up to that date. The Customer agrees to pay the invoiced amount within fifteen (15) calendar days of receipt. Additional charges may apply for delays initiated by the Customer.

3. Price Adjustments

Vendor reserves the right to adjust project or service pricing in the event of changes in manufacturer licensing fees or other direct vendor-related costs. The Customer will be notified of any such adjustments prior to being invoiced for the remaining balance.

4. Non-Payment & Late Fees

Failure to make timely payments constitutes a material breach of this Agreement. A monthly service charge of 1.5%, or the highest amount allowed under Florida law, will be applied to any past due balances. Payments will be applied to the oldest outstanding invoices unless otherwise specified. The Customer is responsible for all costs associated with collection, including attorney's fees.

5. Service Contract Duration & Termination

This agreement is for a 12-month term, beginning on the 1st day of the month in which the equipment is installed. The contract automatically renews annually unless terminated with a 60-day written notice prior to the renewal date.

6. Supplemental & Emergency Services

Supplemental services include, but are not limited to, on-site visits, remote support (via phone, email, or screen sharing), travel time, and meetings (in-person or virtual). These services will be billed separately from standard project or service fees. Support requests submitted outside of standard business hours or on holidays will be billed at 1.5 times the normal technician labor rate with a 2-hour minimum, plus travel. Emergency service will be clearly labeled on both the support ticket and final invoice.

7. Technician Time Rates

- Standard Business Hours: \$165/hour (2-hour minimum, plus travel)
- Emergency Hours (After-Hours, Holidays, Urgent Support): \$247.50/hour (2-hour minimum, plus travel)

8. Support Request Methods

Customers may submit support requests by:

- Calling (813) 444-4355
- Emailing support@completeit.io

Support requests made outside of these methods (e.g., text, voicemail, social media) may result in delayed response times from the Complete I.T. support team.

9. Refund Policy

Vendor maintains a strict NO REFUNDS policy on deposits, project totals, or any monetary exchanges related to services rendered or contracted.

10. Manufacturer Warranties & Exclusions

Any manufacturer warranties associated with equipment or products provided by the Vendor are limited to the terms and conditions set forth by the respective manufacturer. The Vendor does not offer any separate or extended warranty beyond what is provided by the manufacturer. Manufacturer warranties do not cover damage resulting from misuse, abuse, negligence, vandalism, theft, power surges, acts of God (including but not limited to lightning, flood, fire, or storm), or improper installation or handling by parties other than the Vendor or its authorized agents. The Customer acknowledges that any such damages are not covered under warranty and may require additional service, replacement, and/or labor at the Customer's expense.



Brivo Access Control and Eagle Eye Network Camera System (Monitored)

Revised 8/8/25
Prepared for: Ventana CDD

Created by: Thomas Giella | CEO of Complete I.T. Corp

Email: Thomas@completeit.io

Phone: (813) 444-4355 Ext 203



- Your Technology Professionals -
Sales, Training, & Support

Hi Ventana CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.



All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period,

Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.



Networks Infrastructure (Wi-Fi)

Security. Access. Backbone. Up-time.

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



Camera Systems (CCTV)

Up To 4K Resolution. Night Vision. Digital. PTZ.

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.



Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.



Worry-Free Cloud Video Surveillance for Your Business

Make your business more efficient and the world a safer place – all on the only video management platform robust and flexible enough to power the future of video surveillance.

Eagle Eye Cloud Video Management System



CAMERA COMPATIBILITY

Use existing cameras or purchase from hundreds of the world's leading camera manufacturers, as Eagle Eye allows for the greatest choice and flexibility of any system on the market.



TRUE CLOUD

Benefit from easily deployed cloud technology that provides you with infinite scalability, flexibility, accessibility, and reliability.



CYBER SECURE

Protect your data with a system built by experts in cybersecurity who know how to prevent, detect, and respond to attacks, so you don't have to.



OPEN PLATFORM

Integrate seamlessly with other mission-critical applications, such as access control, smart sensors, and point-of-sale.



AI & ANALYTICS

Move beyond monitoring by leveraging data to identify threats; inform responses; and improve business operations, efficiency, and service.



THE EAGLE EYE CLOUD VMS

Smart Video Surveillance





Smart, Simple, Secure Cloud Video Surveillance for Your Business

Your security system should not only protect your people and property, it should also provide insight to help your business grow and thrive. It's Eagle Eye Networks mission to help you do just that.

We're leaders in delivering the power, flexibility, and cost-savings of cloud technology to the video surveillance market, helping you improve operations and enhance customer service, all while keeping an eye on what truly matters.

Whether you run a small business, global enterprise, or something in-between, you need a video solution capable of adapting to your needs – today and tomorrow. The Eagle Eye Cloud Video Management System (VMS) simplifies video surveillance through the flexibility of cloud paired with the convenience of easy, affordable installation and remote management.

The Eagle Eye Cloud VMS Equips You With:

True Cloud Technology

With a true cloud video solution, the video is processed and managed in the cloud, which offers users countless benefits.

- Scalability, so the system easily grows with your business
- Flexibility, enabling you to use the cameras and cabling in which you've already invested
- Accessibility, meaning you can view video from anywhere, on any device
- Reliability, regardless of your bandwidth limitations

Ease of Use

Eagle Eye provides easy installation, simple setup, an attractive and intuitive interface, central management, multisite viewing, on-the-fly camera sharing, storage retention flexibility, and much more.

Cybersecurity

The Eagle Eye VMS is built and maintained by cybersecurity experts who are laser-focused on protecting the confidentiality, integrity, and availability of your systems and the valuable data they contain.

Among other leading cybersecurity best practices, the Eagle Eye VMS offers secure encryption to buffered and locally-recorded video, constant monitoring against potential cyber threats, no vulnerable open ports or onsite firewalls, no onsite software to patch, triple redundant video storage, and two-factor authentication.





Open Platform

Closed systems can be problematic and costly to upgrade or add new technologies. Eagle Eye's open architecture gives you the power to choose from unlimited integrations, giving you the freedom to add new applications as your business needs evolve, ultimately increasing the value of your system. Easily integrate access control, point-of-sale, and license plate recognition to name just a few, for a single view of your operations.

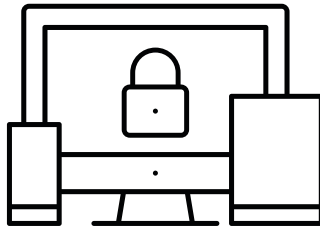
Our open API platform offers:

- Greater customization
- Lower total cost of ownership (with no vendor lock-in and no additional licensing fees)
- Stronger cybersecurity
- A future-proofed investment (allowing you to incorporate tools for future needs)
- Speed to market (applications can be built in hours, not months, and updated in minutes, not weeks)

Artificial Intelligence and Analytics

Create long-term strategies based on the insights gained from your video analytics. For example, easily determine the number of people entering and exiting your property at any given time. Monitoring customer traffic flow and patterns is crucial to operations and marketing, allowing for better planning around staffing, floor displays, and store layouts.

Video analytics also provide insight into employee behaviors, ensuring procedures are being properly followed, customer interactions are positive, and training is appropriate and effective.

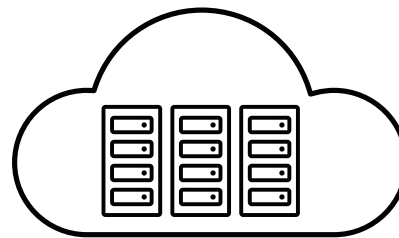


Comprehensive
Security

Triple
Redundancy

Encryption
at Rest

Highly Scalable
Infrastructure



Eagle Eye Data Center

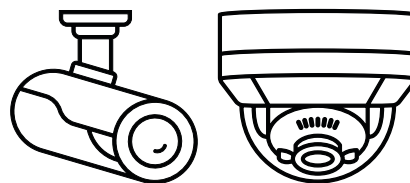
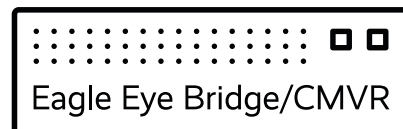
Complete Privacy
Encryption™

Intelligent Bandwidth
Management™



Motion
Detection

Local Video
Buffering



Extensive Compatibility with
IP & Analog Cameras



CLOUD VIDEO SURVEILLANCE

2-Way Audio

Uses for 2-Way Audio

CUSTOMER SUPPORT

Provide assistance and communicate with visitors and customers.

COMMUNICATE WARNINGS

Notify a designated area of immediate alerts during critical incidents.

DETER SECURITY THREATS

Remotely warn suspicious individuals, minimizing security and liability threats.

MANAGE CROWDS

Make public address announcements to inform and control crowds.

IMPROVE BUSINESS OPERATIONS

Communicate with staff about business needs to improve customer experience.



CONVENIENT ALL-IN-ONE SECURITY SOLUTION

- ✓ Communicate using the Eagle Eye Viewer app on your mobile device.
- ✓ Quick setup - easily connect an approved IP speaker/horn to any Eagle Eye Bridge.
- ✓ Create a communication network by linking multiple cameras to a speaker/horn.
- ✓ Receive alerts using video analytics and communicate directly with suspicious individuals to deter threats.

“

You're in a restricted area. Please leave immediately.

Communicate Remotely Through Your Surveillance System

Add audio communication to your cloud video surveillance system for a complete security solution. Eagle Eye Networks 2-Way Audio is a bidirectional audio feature that allows users to remotely communicate through the Eagle Eye Cloud VMS (Video Management System).

See Something and Say Something

Combine true cloud video surveillance with 2-Way Audio communication to improve situational awareness, security, and operations. There are uses for 2-Way Audio in virtually every industry, including multi-family residences, hotels, restaurants, retail, schools, hospitals, smart cities, parking areas, car dealerships, and storage facilities. Our 2-Way Audio can enhance security at remote and temporary locations such as construction sites, oil/gas facilities, and food trucks.

BRIVO (ACS) Access Control System

What Make's The Difference

The Brivo Access Control Control (ACS) provides 100% cloud management. Eliminates all the headaches of traditional systems. No massive one-time software to purchase and keep updated, no license keys, and no operating systems to maintain. Brivo only requires centralized control panels at your facility.



Compatible with the greatest access control manufacturers in the industry.



Rumors:

- If the internet goes out, the system can't operate.
 - FALSE: If the internet goes out, the data is securely stored on the local control panels and will continue working as long as there is power supplied to it.
- A short term power outage will bring the system down.
 - FALSE: Each local control panel controlling 3 or more doors comes with a battery backup that will kick in immediately for a short period of time.

CREATE SCHEDULES

Set specific times for entrances to be automated access control

MANAGE PERMISSIONS

Allow different people different levels of access to your facility

MONITOR EVENTS

Get alerts, view activities and verify what's taking place with real-time video. Requires Brivo Access or Eagle Eye Integration.

VIEW REPORTS

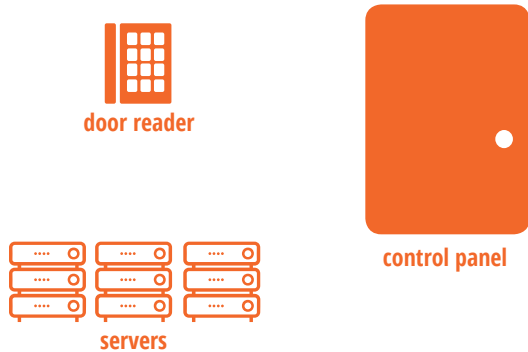
Receive real-time or recorded info in easy-to-view reports.



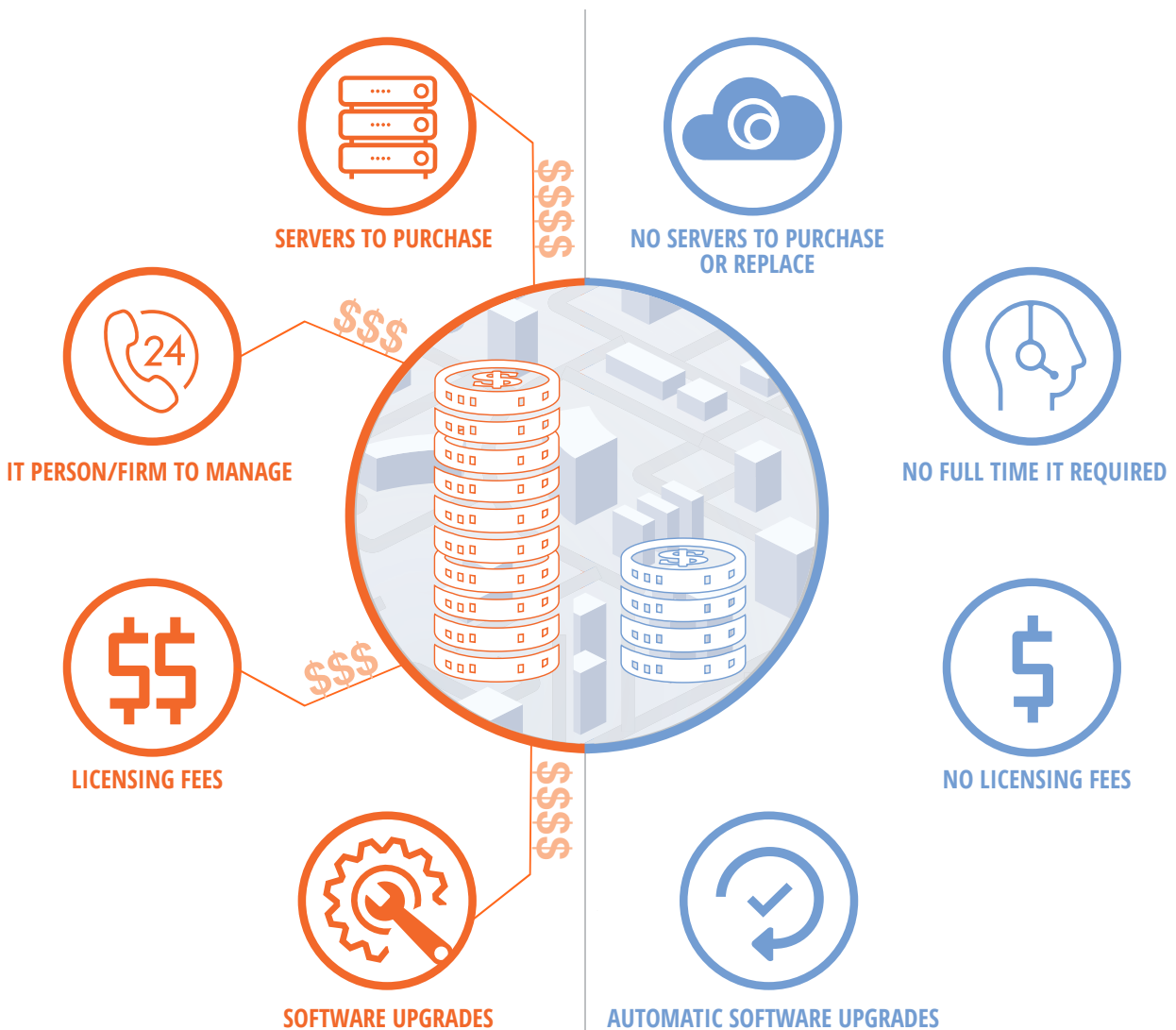
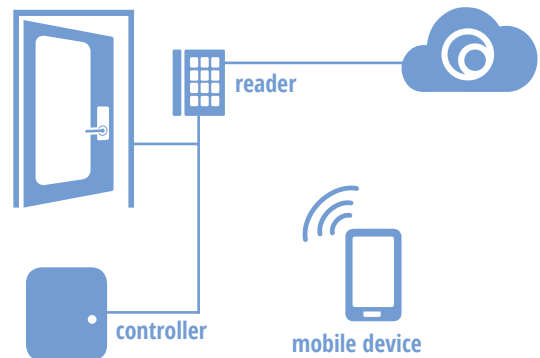
OLD WAYS DON'T SECURE NEW DOORS

TIME TO UPDATE YOUR ELECTRONIC ACCESS CONTROL

THE OLD WAY



THE BRIVO WAY



LIMITATIONS

OUR BENEFITS

SECURITY RISK

Lost, misplaced, copied or stolen keys with no knowledge of who has access to the premises



BETTER SECURITY

Ability to revoke access if a key card is lost or stolen

LIMITED FLEXIBILITY

You need to be onsite to lock or open doors



FLEXIBILITY

Secure or open doors from anywhere on your mobile device

LIMITED SCALABILITY

More doors and locations require more locks and keys as well as onsite assistance to lock and open doors

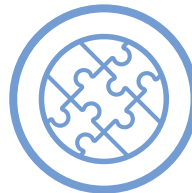


UNLIMITED SCALABILITY

Add as many doors, offices and users you need at anytime

INTEGRATIONS ARE NON-EXISTENT

No ability to integrate with other systems



INTEGRATE WITH KEY SYSTEMS

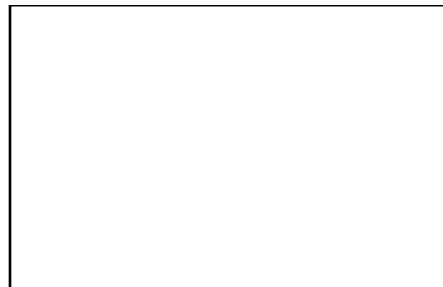
Including alarms and surveillance cameras

WHY BRIVO

Over ten million users around the globe trust Brivo to protect their facilities and their people. Brivo disrupted the access control industry in 2002 by being the first company to deliver modern remotely driven access control to businesses who were tired of the inconveniences of on-premise solutions. As a small business, we believe in building long term relationships with our customers and never stop providing them with technical support. Trust the power and convenience of mobile device managed access control and video management, trust Brivo.



Contact your local Brivo dealer to request additional information.





THE SMARTER WAY TO OPEN DOORS

Brivo Mobile Pass Credential

BENEFITS

Reduce the hassle of lost or forgotten credentials by issuing mobile credentials and digital badges.

Protect high-security areas with two-factor authentication without a biometric reader using fingerprint and facial recognition already built into smartphones.

Remotely assign and revoke credentials sent directly to the user's smartphone.

Give users a more secure credential than traditional access cards.

Brivo Mobile Pass combines the security you need with the mobile convenience users want.

A Credential That Meets Your Needs

Convenient, multi-site access in one app

Instant credentialing for authorized users

Biometrics to verify true identity

Secure credential storage

Managed directly from Brivo Access

Easy to use and install

Your phone is your badge





FULL INTEGRATION OF BRIVO AND EAGLE EYE

Easily view live and event-linked video from within
the Brivo Access and mobile administration app.

BENEFITS

Correlate video with access control events

Add references to Eagle Eye cameras so video can be
linked to with activities from Brivo.

Remotely unlock doors while seeing a live view

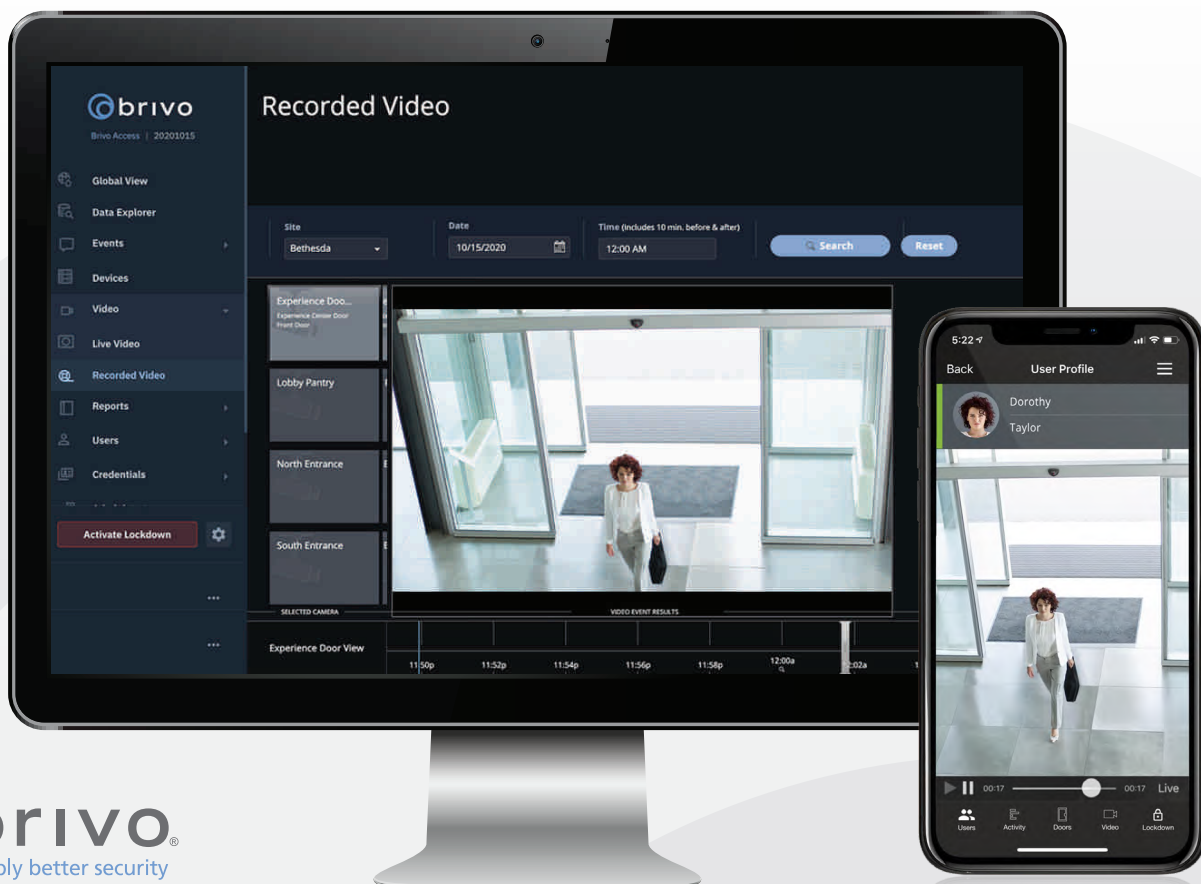
Use your mobile device to view live activity and remotely
open doors with the click of a button.

Leverage multi-platform access control and video

Use Brivo Access to play back recorded video or view live
streams on desktop and mobile devices.

Track access
events with Brivo's
activity log on your
desktop or mobile
devices.

ONE COMPLETE SOLUTION TO MANAGE VIDEO AND ACCESS CONTROL



Project Summary

Current Systems:

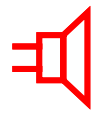
- Access control is through DoorKing.
- There are a estimated total of 10 cameras onsite covering the pool, mailboxes, and parking lot.
 - 2 cameras are directly facing either a tree or a pole.
 - Camera retention is unknown.
- Cameras are Hikvision which are not NDAA compliant
- APC UPS installed
- Small wall mounted server rack already installed with equipment installed

Complete I.T. Camera Solution:

- Replace all cameras with Eagle Eye Network Cameras
- Installation of additional cameras consisting of EEN DT03, EEN DT01, and Hanwha Ai Turrets
- Install new managed POE port switch so that the system can be managed remotely.
- Installation of (1) new AXIS PA loudspeaker. This will allow district staff to:
 - Talk down communication through the Eagle Eye Network app.
 - Allow for custom pool closure messages right before the pool is scheduled to close. This has been proven to help disburse residents instead of them staying well after the pool closes.
- Installation of new CAT6 wire for the cameras and AXIS PA
 - PA may be mounted to building facing pool
- Remove old NVRs and dispose/recycle of old equipment
- Installation of Dytek surge protection for magentic locks, strikes, and readers
- Installation of Dytek UPS
- Reuse or installation of larger open wall rack to accommodate additional equipment
- Sync Brivo access control with Eagle Eye cameras. When keyfob or mobile pass is used, picture of resident, and video is associated with the entry within the Brivo system. Quickly identify and confirm those involved in incidents
- **Minimum of 30-days video retention. Plus 30-days of video cloud retention. State requirement is 30-days.**

Optional (Mailbox and Dumpster):

- Installation of cameras and PA. Will transmit back to main clubhouse building via point to point wireless. Much more economical than trenching. PA can be used by manager through the Eagle Eye camera system to ask those not supposed to be there at night to leave.



AXIS PA Speaker



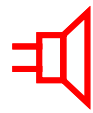
4MP Exterior Ai Turret Camera



4MP Indoor Dome Camera



4MP Exterior Turret Camera



AXIS PA Speaker



180 Degree Camera



4MP Exterior Ai Turret Camera



4MP Exterior Turret Camera

Proposal Pricing Overview

Complete I.T. Camera Proposal

Cameras & PA	Price
<div>Clubhouse</div> <ul style="list-style-type: none">Installation of CMVR 520<ul style="list-style-type: none">Minimum of 30-days recording retention, 30-days cloud retentionInstallation of 14 Turret CamerasInstallation of 24MP Hanwha Dome CamerasInstallation of 12 4MP Ai Hanwha Turret Cameras(20) New CAT6<ul style="list-style-type: none">Will be reusing 7 ethernet linesManaged Port Switch(2) 4x4 black aluminum postsConduit Trenching to Posts(1) AXIS PAsLaborPA Horn with scheduling<ul style="list-style-type: none">Plays a pre-scheduled message for pool closing timesAllows management company or district to talk through the camera system APP on smartphone or computer and ask trespassors to leave without the need to go onsite.Includes AXIS PA horn, installation of CAT6, and all programming of the system	\$37,918.00
<div><input checked="" type="checkbox"/> (OPTIONAL) Mail Pavilion & Dumpster Cameras</div> <ul style="list-style-type: none">EEN 180 CameraInstallation of 2 Turret Cameras Viewing:<ul style="list-style-type: none">(1) Parking Lot(1) Dumpster(5) New CAT6<ul style="list-style-type: none">Cameras, PA, Point to Point Wireless(1) Managed Port Switch(1) AXIS PA<ul style="list-style-type: none">Enables onsite manager/district to talk down to those that aren't supposed to be there at night. Much safer remotely than in person.Labor	\$6,969.00
Access Control (optional)	

Access Control System

\$7,767.00

- Brivo Access Control Main Board and Expansion Boards
 - up to 6 doors/gates
- (6) Brivo Readers
- Altronix Power Supply
- Reuse old wiring
- Labor
- Reset the access control database. Management company can choose to do this or Complete I.T. can send technicians onsite for (2) Saturday's at an cost of \$3,960 (not reflected in this price)

<input checked="" type="checkbox"/> Complete I.T. Database Entry	\$3,960.00
• (2) Saturdays 1 CIT employee onsite for 8-hours per day.	

Network (optional)

<input checked="" type="checkbox"/> Network and Guest WiFi	\$2,424.00
• Network Firewall <ul style="list-style-type: none">• Requires ISP to have static IP address	
• (1) Outdoor Wireless WiFi WAP <ul style="list-style-type: none">• Pool Deck	
• (1) Indoor Wireless WiFi WAP <ul style="list-style-type: none">• Event RM	
• CAT6 Wiring	

Surge Protection & Battery Backup

Surge Protection & UPS Battery Backup	\$5,850.00
• Dytek POE Surge Protection for Cameras	
• Dytek POE Surge Protection for PA Speaker	
• Ditek Electric Door Strike and Magentic Lock Surge Protector (Per door)	
• DITEK DTK-UPS1000R+ On-Line Uninterruptible Power Supply, 1000VA, 1000W	
• DITEK DTK-UETH1 SNMP Card for UPS1000R(E), 2000R(E) and 3000R(E)	
• SmartPower Strip	
• Labor	

Estimated Project Total

\$64,888.00

Software Licenses:

All Licenses & Services	Price	QTY	Subtotal
Cameras			

Eagle Eye VMS PR1 Management Edition Monthly	\$9.50	30	\$285.00
<ul style="list-style-type: none"> Minimum 30-days onsite recording, minimum 30-days of offsite cloud recording Price is per camera per month (CMVR only) Low resolution copy recorded offsite simultaneously Includes phone and email support If district goes with mail pavilion options, add 2 units to quantity 			

AXIS PA Speaker - Talk Down 2-way <ul style="list-style-type: none"> To be used through EEN App Would play a pre-scheduled message for pool closing times Would allow management company or district to talk through the camera system APP on smartphone or computer and ask trespassors to leave without the need to go onsite. If district goes with mail pavilion options, add 2 units to quantity 	\$20.00	1	\$20.00
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CIT Video Monitoring: After hours camera monitoring for pool deck	\$550.00	1	\$550.00
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Access Control

Brivo Access Control <ul style="list-style-type: none"> Per Door/Gate Includes phone and email support 	\$18.00	6	\$108.00
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<input checked="" type="checkbox"/> 500 Brivo Mobile Passes <ul style="list-style-type: none"> Increments are 100 (\$20), 500 (\$40), 1,000 (\$60). 	\$40.00	1	\$40.00
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Network

Managed Network <ul style="list-style-type: none"> Includes phone and email support 	\$65.00	1	\$65.00
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Monthly Licensing/Service \$1,068.00

Payment and Service Agreement Terms

1. Project-Based Services & Payment Terms

Before initiating any requested service on a project basis, Vendor shall provide a written proposal outlining the scope of work and associated fees. While an estimated completion timeframe may be included, it is not guaranteed and may be omitted depending on the nature of the project. The Customer agrees to remit a non-refundable deposit equal to 50% of the total proposed cost prior to the commencement of any work. Once the 50% deposit is received, the Vendor will order all required products and add the project to the schedule. The Vendor will then begin work on the requested service. The Customer acknowledges that some equipment may be subject to shipping delays, and the Vendor is not responsible for delays caused by product availability or delivery timelines. The remaining 50% balance is due within fourteen (14) calendar days of project completion.

2. Estimated Timeline for Completion

While most services are typically completed within thirty (30) calendar days from the time the Vendor begins the project, the Customer acknowledges that completion times may vary due to factors beyond the Vendor's control. The estimated timeline, if provided, is only a guideline and not a guaranteed deadline. If the Customer requests a postponement or causes a delay in the progress of the work, such request must be made in writing. In the event that the Customer delay exceeds fifteen (15) calendar days, the Vendor may invoice for all services rendered and materials purchased up to that date. The Customer agrees to pay the invoiced amount within fifteen (15) calendar days of receipt. Additional charges may apply for delays initiated by the Customer.

3. Price Adjustments

Vendor reserves the right to adjust project or service pricing in the event of changes in manufacturer licensing fees or other direct vendor-related costs. The Customer will be notified of any such adjustments prior to being invoiced for the remaining balance.

4. Non-Payment & Late Fees

Failure to make timely payments constitutes a material breach of this Agreement. A monthly service charge of 1.5%, or the highest amount allowed under Florida law, will be applied to any past due balances. Payments will be applied to the oldest outstanding invoices unless otherwise specified. The Customer is responsible for all costs associated with collection, including attorney's fees.

5. Service Contract Duration & Termination

This agreement is for a 12-month term, beginning on the 1st day of the month in which the equipment is installed. The contract automatically renews annually unless terminated with a 60-day written notice prior to the renewal date.

6. Supplemental & Emergency Services

Supplemental services include, but are not limited to, on-site visits, remote support (via phone, email, or screen sharing), travel time, and meetings (in-person or virtual). These services will be billed separately from standard project or service fees. Support requests submitted outside of standard business hours or on holidays will be billed at 1.5 times the normal technician labor rate with a 2-hour minimum, plus travel. Emergency service will be clearly labeled on both the support ticket and final invoice.

7. Technician Time Rates

- Standard Business Hours: \$165/hour (2-hour minimum, plus travel)
- Emergency Hours (After-Hours, Holidays, Urgent Support): \$247.50/hour (2-hour minimum, plus travel)

8. Support Request Methods

Customers may submit support requests by:

- Calling (813) 444-4355
- Emailing support@completeit.io

Support requests made outside of these methods (e.g., text, voicemail, social media) may result in delayed response times from the Complete I.T. support team.

9. Refund Policy

Vendor maintains a strict NO REFUNDS policy on deposits, project totals, or any monetary exchanges related to services rendered or contracted.

10. Manufacturer Warranties & Exclusions

Any manufacturer warranties associated with equipment or products provided by the Vendor are limited to the terms and conditions set forth by the respective manufacturer. The Vendor does not offer any separate or extended warranty beyond what is provided by the manufacturer. Manufacturer warranties do not cover damage resulting from misuse, abuse, negligence, vandalism, theft, power surges, acts of God (including but not limited to lightning, flood, fire, or storm), or improper installation or handling by parties other than the Vendor or its authorized agents. The Customer acknowledges that any such damages are not covered under warranty and may require additional service, replacement, and/or labor at the Customer's expense.

We have prepared a quote for you



New NVR and (3) Cameras; relocate existing cameras

Quote # Q006167 Version 1

Prepared for:

Ventana CDD (Inframark)



P: 813-948-0202 E: shawn.lincoln@mhdit.com W: www.MHDcommunications.com

Tuesday, August 12, 2025

Ventana CDD (Inframark)
Ibtissam Bakkar
11101 Ventana Grove Blvd
Riverview, FL 33578
ibtissam.bakkar@inframark.com

Dear Ibtissam,

We appreciate the opportunity to provide you with a solution! Unparalleled quality and customer service is the foundation of our business and the focus of our teams.

MHD takes pride in our solution-oriented business by offering a total technology solution for your business. Our offerings extend to IT Managed Services, Network Security, Audio Visual, Access Control, Surveillance, Security, Phone Systems, Low Voltage Cabling and Fiber Services. Should you ever need a solution in one of these areas, please do not hesitate to reach out. We at MHD want to make your business just that much more successful and we are looking forward to assisting you in doing so very soon!

Thank you for taking the time to review my proposal. It has been my pleasure to provide you with a solution for your technology needs. If I can answer any additional questions or provide you with more details please give me a call.

Best Regards,

A handwritten signature in dark ink, appearing to read "Shawn", followed by a horizontal line.

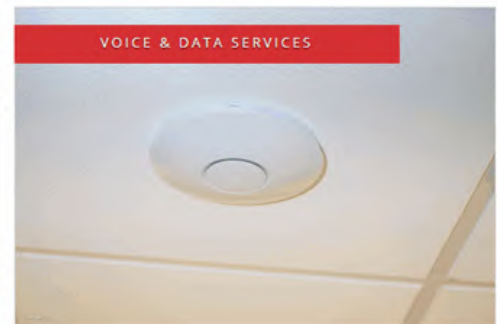
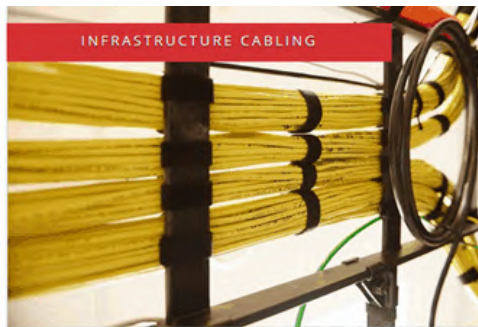
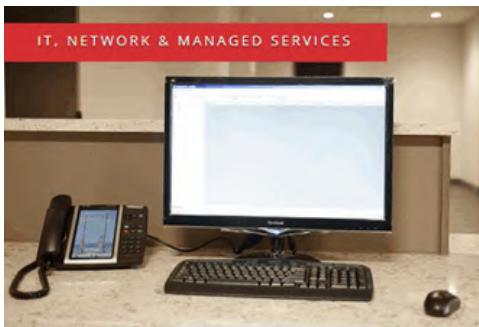
Sales Engineer
Shawn Lincoln
MHD Communications



P: 813-948-0202 E: shawn.lincoln@mhdit.com W: www.MHDcommunications.com

ABOUT MHD COMMUNICATIONS


Established in 2003, MHD specializes in providing high-quality total technology solutions for small and medium sized businesses. Our commitment to excellence and providing impeccable customer service is what sets apart from our competitors and our exponential growth over the last few decades has secured us as one of Tampa Bay's premier technology providers, keeping pace with the rapid changes in the technology world. Our highly trained local staff provides around-the-clock top-notch service that you can depend upon for years to come. Fully licensed, bonded and insured, MHD exists to provide the highly responsive technology support system to clients who require a superior level of quality and reliability.





P: 813-948-0202 E: shawn.lincoln@mhdit.com W: www.MHDcommunications.com

HARDWARE

Product Details	Qty
8K 32-Channel NVR, HDD Not Included 	1
ColorVu 8MP Audio Alarm and Strobe Light Panoramic Turret IP Camera	1
8MP Outdoor Audio Alarm and Turret IP Camera	2
3/4 in. x 10 ft. Gray Non-Metallic PVC Schedule 40-Conduit	11
3/4 in. 90-Degree Bell-End Elbow	2
3/4 in. PVC Schedule 40 S x S Coupling	10
3/4 in. LB Conduit Body	2
1-Gang Metallic Weatherproof Box with (3) 3/4 in. Holes, Gray	2
1-Gang Blank Metallic Weatherproof Cover, Gray	2
16 oz. Regular Clear PVC Cement	1
PVC BOX	1
3/4 in. Electrical PVC Male Adapter	1
10TB WD Purple Surveillance Internal Hard Drive HDD	2
Connectors, Mounting Hardware, Conduit etc.	1
Hikvision Mounting Base for Network Camera	1
Hikvision Mounting Box for Network Camera - White - 4.41 lb Load Capacity	1
CAT6 550MHz, HDBT, UTP, 8C CMR Blue Jacket, AWG23	1
Cat6 Direct Burial, Waterproof, Outdoor Rated CMX, Black	1
Non Metallic UL Liquid Tight Electrical Conduit	1

Subtotal: **\$3,599.79**



P: 813-948-0202 E: shawn.lincoln@mhdit.com W: www.MHDcommunications.com

PAYMENT OPTIONS

Cash Contract

Deposit: A deposit is required within five business days of signing the proposal. Please note that parts will not be ordered, and the project will not be scheduled until the full deposit is received.

- **Parts:** 80%
- **Labor:** 50%

Remaining Balance: The remaining balance is due within five business days of project completion.

Progress Billing:

For projects extending beyond 30 days, MHD reserves the right to issue monthly progress invoices for the labor completed to date. Additionally, if the Customer causes delays in the performance of the Work—whether through failure to provide necessary information, access, approvals, or any other action or inaction that impedes the MHD's ability to proceed—MHD shall be entitled to issue progress invoices for the portion of the Work completed to date. Such invoices shall be due and payable by the Customer within 30 days of the invoice date, regardless of the delay. The MHD's right to issue progress invoices shall not be construed as a waiver of any other rights or remedies available under this Agreement or applicable law.

Payment Methods: MHD accepts cash, check, and all major credit cards. A link to pay by credit card will be provided with the deposit invoice. If you prefer to pay via ACH, a form is included with this quote. Please complete and submit the form to finance@mhdit.com.

FINANCE CONTRACT

MHD provides financing plans with 36-month, 48-month, and 60-month terms. If you're interested in financing your project, please contact your sales engineer to discuss the available options.



P: 813-948-0202 E: shawn.lincoln@mhdit.com W: www.MHDcommunications.com

SCOPE OF WORK

All work assumed performed during normal business hours Monday through Friday from 8:00am to 5:00pm.

We will relocate (3) existing exterior cameras located at the front of the clubhouse to achieve better views of the parking lot. These cameras views are currently obstruction by landscaping.

We will provide and install (1) new 32 channel NVR with 20TB of storage. Please note that the existing NVR is out of camera ports and the new NVR will accommodate the added cameras as well as future proof your camera system.

We will provide and install (1) 180° turret at the South side of the building were the new future connecting sidewalk will be located.

We will provide and install (1) 3/4 conduit between the clubhouse and the mail kiosk and install (1) 8MP bullet camera to view the kiosk entry and trash enclosure. Please note that the trash enclosure is quite a distance from the mail kiosk and human identification even with the 8MP camera may be challenging.

We will provide and install (1) turret 8MP camera at clubhouse entrance.

Upon completion we will setup the new camera views and verify with owners representative final views prior to demobilization.

ACCEPTANCE OF CONTRACT

The undersigned hereby agrees to purchase the above equipment in accordance with the terms and conditions stated on this agreement. Until accepted and signed by an officer of seller at its principal office, this agreement shall not become effective and shall not constitute a binding contract. Pricing included on this proposal is valid for fifteen days from initial presentation.



P: 813-948-0202 E: shawn.lincoln@mhdit.com W: www.MHDcommunications.com

New NVR and (3) Cameras; relocate existing cameras



Prepared by:

MHD Communications

Sales Engineer
813-948-0202
Fax 813-699-5001
shawn.lincoln@mhdit.com

Prepared for:

Ventana CDD (Inframark)

11101 Ventana Grove Blvd
Riverview, FL 33578
Ibtissam Bakkar

ibtissam.bakkar@inframark.com

Quote Information:

Quote #: Q006167

Version: 1
Delivery Date: 08/12/2025
Expiration Date: 09/04/2025

Quote Summary

Description	Amount
HARDWARE	\$3,599.79
SERVICES	\$5,605.00
Total:	\$9,204.79

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

MHD Communications

Ventana CDD (Inframark)

Signature: _____

Name: Shawn Lincoln

Title: Shawn Lincoln

Date: 08/12/2025

Signature: _____

Name: Ibtissam Bakkar

Date: _____

6L



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 8, 2025

To Board of Supervisors
Ventana Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Ventana Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Ventana Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$6,900 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Ventana Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Ventana Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

6M



Proposal #: 517998

Date: 2/12/2025

From: Luis Santiago

Tree Care 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 Blvd.
Riverview, FL 33578

Playground Mulch Installation Ventana CDD

DESCRIPTION	AMOUNT
Labor	\$1,725.00
Playground Mulch	\$4,000.00
Equipment	\$250.00

Estimate provided for touching up playground with ADA Compliant Playground Mulch for The Ventana CDD Clubhouse.



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	\$5,975.00
Sales Tax	\$0.00
Proposal Total	\$5,975.00

THIS IS NOT AN INVOICE

6N

Ventana Community Development District

c/o 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607

July 11, 2025

Via US Mail and Certified Mail Return Receipt Requested

William and Tyeasha Garrett
11221 Beeswing Pl
Riverview, FL 33578

**Re: Ventana Community Development District
Suspension of Recreational Facilities Privileges**

Dear William and Tyeasha Garrett,

Our office serves as District Manager and Amenity Manager to the Ventana Community Development District (the “**District**”). It has come to my attention that on June 4, 2025 a minor at your residence exhibited unsatisfactory behavior by (1) refusing to respond to the District officer’s multiple requests to leave the clubhouse premises during hours that the clubhouse was closed (2) using vulgar language with the District officer (3) making violent threats to the District officer resulting in the officer contacting law enforcement. This type of inappropriate behavior will not be tolerated. The District’s amenity facilities are for the use and enjoyment of all residents, and the rules and regulations are established to promote a safe and pleasant experience for all users.

The District has temporarily suspended your household’s privileges to use the recreational facilities for 30 days in accordance with the District’s Suspension Policy. The District’s Board of Supervisors (the “**Board**”) will consider extending the suspension at the Board meeting on Wednesday, August 20, 2025, at 6:00 PM at The Ventana CDD Clubhouse located at 11101 Ventana Groves Blvd., Riverview, FL 33578. Your attendance is encouraged if you wish to review this matter with the Board. Please note that if anyone in your household is present at any of the District’s recreational facilities during the suspension, they will be considered trespassing and law enforcement will be contacted.

Please govern yourselves accordingly. We expect and hope that you take this matter seriously and there will be no further incidents in the future.

Sincerely,

Lisa Castoria
District Manager
lisa.castoria@inframark.com

60.

Ventana Community Development District (“CDD”)

Website: <https://www.ventanacdd.com/>
Clubhouse Phone Number: 813-440-7312

CDD Email List Serve Opt-In Form for Notifications from the CDD

If you choose to complete this form, you are voluntarily providing your contact information to the CDD for the purpose of being included in the electronic distribution of information concerning relevant CDD information, projects, events, and emergencies. **You can unsubscribe from such email notifications at any time - a link is always available the footer of such emails.**

Under Florida Law, any communication with the CDD (including your email address) is considered a public record. If you do not want your e-mail address to become part of the public record, available under public record requests, then do not send e-mail to the CDD and do not opt in to email notifications below. Instead, you may contact the CDD in person, by phone, or another written request format.

By completing and signing this form, you are representing that you wish to receive email notifications from the CDD and understand that the information provided herein is considered a public record under Florida Law.

Name: _____

Address: _____

Email Address: _____

Signature

Date

Seventh Order of Business

7A

7B.

VENTANA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
A-QUALITY POOL SERVICE	6/24/2025	977145	\$1,350.00	\$1,350.00	POOL SVCS
REPUBLIC SERVICES #696 ACH	5/17/2025	0696-001271845 ACH	\$516.58	\$516.58	WASTE
UNITED SECURITY SOLUTIONS OF AMERICA, LLC	6/23/2025	250623-VCDD	\$1,255.90	\$1,255.90	POOL SECURITY
Monthly Contract Subtotal			\$3,122.48	\$3,122.48	
Utilities					
BOCC ACH	6/16/2025	061625-8430 ACH	\$1,528.58	\$1,528.58	WATER
BOCC ACH	7/16/2025	071625-8430 ACH	\$361.70	\$361.70	WATER
TECO ACH	7/7/2025	070725-6013 ACH	\$11,845.22	\$11,845.22	ELECTRIC SERVICE
TECO ACH	7/8/2025	070825-1918 ACH	\$960.46	\$960.46	ELECTRIC SERVICE
TECO ACH	7/8/2025	070825-4538 ACH	\$94.56	\$94.56	ELECTRIC SERVICE
Utilities Subtotal			\$14,790.52	\$14,790.52	
Regular Services					
ACTION SECURITY, INC	7/1/2025	29894	\$125.00	\$125.00	SECURITY
ADVANCED AQUATIC SERVICES INC	7/1/2025	070125-	\$1,140.00	\$1,140.00	LAKE MAINT
ADVANCED AQUATIC SERVICES INC	8/1/2025	10560017	\$1,140.00	\$1,140.00	LAKE MAINT
BOARD OF CNTY COMR	6/27/2025	062725-140471	\$175.00	\$175.00	CHARGES
BRLETIC DVORAK, INC	6/27/2025	1998	\$2,160.00	\$2,160.00	PROFFESIONAL SERVICES
CHARTER COMMUNICATIONS ACH	7/1/2025	2455297070125 ACH	\$205.00	\$205.00	INTERNET SERVICE
GREGORY LOUIS CREEL	7/16/2025	GC-071625	\$200.00	\$200.00	BOARD 7/16/25
HOME TEAM PEST DEFENSE	7/17/2025	111285218	\$181.50	\$181.50	PEST SERVICE
INFRAMARK LLC	7/1/2025	152938	\$2,916.67		DISTRICT INVOICE
INFRAMARK LLC	7/1/2025	152938	\$1,000.00		DISTRICT INVOICE
INFRAMARK LLC	7/1/2025	152938	\$3,750.00		DISTRICT INVOICE
INFRAMARK LLC	7/1/2025	152938	\$1,000.00		DISTRICT INVOICE
INFRAMARK LLC	7/1/2025	152938	\$700.00	\$9,366.67	DISTRICT INVOICE
INFRAMARK LLC	7/16/2025	154357	\$7.61	\$7.61	postage
JAMES JONES -EFT	7/16/2025	JJ-071625-EFT	\$200.00	\$200.00	BOARD 7/16/25
JUAN CARLOS REYES	7/16/2025	JR-071625	\$200.00	\$200.00	BOARD 7/16/25
KELLY GARCIA	7/16/2025	KG-071625	\$200.00	\$200.00	BOARD 7/16/25

VENTANA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
MARTHA M ROCKOVICH	7/16/2025	MR-071625	\$200.00	\$200.00	BOARD 7/16/25
MHD COMMUNICATIONS	7/8/2025	38454	\$262.50	\$262.50	IT SERVICES
MHD COMMUNICATIONS	7/18/2025	38491	\$37.50	\$37.50	IT SERVICES
MHD COMMUNICATIONS	7/21/2025	38505	\$112.50	\$112.50	IT SERVICES
MHD COMMUNICATIONS	1/17/2025	36658	\$37.50	\$37.50	IT SERVICES
STRALEY ROBIN VERICKER	7/9/2025	26777	\$4,310.00	\$4,310.00	LEGAL COUNSEL
TAMPA BAY TIMES	7/23/2025	43685-071625	\$801.00	\$801.00	LEGAL AD
UNITED SECURITY SOLUTIONS OF AMERICA, LLC	6/30/2025	250630-VCDD	\$1,327.78	\$1,327.78	POOL SECURITY
UNITED SECURITY SOLUTIONS OF AMERICA, LLC	7/7/2025	250707-VCDD	\$1,255.90	\$1,255.90	POOL SECURITY
UNITED SECURITY SOLUTIONS OF AMERICA, LLC	7/14/2025	250714-VCDD	\$1,255.90	\$1,255.90	POOL SECURITY
UNITED SECURITY SOLUTIONS OF AMERICA, LLC	7/21/2025	250721-VCDD	\$1,255.90	\$1,255.90	POOL SECURITY
YELLOWSTONE LANDSCAPE	7/1/2025	954380	\$17,704.17	\$17,704.17	LANDSCAPE SERVICES
ZEBRA CLEANING TEAM	6/1/2025	7926	\$987.92	\$987.92	deducted water bill
Regular Services Subtotal			\$44,849.35	\$44,849.35	
Additional Services					
A-QUALITY POOL SERVICE	6/30/2025	977405	\$458.58	\$458.58	POOL SERVICE r&m
FIELDS CONSULTING GROUP LLC	7/9/2025	3604	\$250.00	\$250.00	pond signs
FIELDS CONSULTING GROUP LLC	7/25/2025	3623	\$75.00	\$75.00	playground sign
FINN OUTDOOR LLC	7/15/2025	2925	\$53,827.50	\$53,827.50	pond r&m
FLA POOLS INC	5/1/2025	01194613	\$310.08	\$310.08	R&M
FLA POOLS INC	5/21/2025	01194647	\$1,023.75	\$1,023.75	R&M
LRI RESTORATIONS LLC	6/17/2025	202410316	\$26,886.40	\$26,886.40	RESTORATIONS
SUN CITY CENTER PLUMBING SERVICES INC	6/25/2025	59828946	\$3,283.00	\$3,283.00	R&M
VENTANA CDD	6/18/2025	06182025 - 728	\$6,106.46		SERIES 2018 FY 25 TAX DIST ID 728
VENTANA CDD	6/18/2025	06182025 - 728	\$560.07	\$6,666.53	SERIES 2021 FY 25 TAX DIST ID 728
YELLOWSTONE LANDSCAPE	6/20/2025	937521	\$5,550.00	\$5,550.00	mulch playground
YELLOWSTONE LANDSCAPE	7/8/2025	953343	\$8,000.00	\$8,000.00	palms
Additional Services Subtotal			\$106,330.84	\$106,330.84	
TOTAL			\$169,093.19	\$169,093.19	



A-Quality Pool Service
3940 Trump Place
Zephyrhills, FL 33542
info@a-qualitypools.net
813-453-5988

Invoice

Invoice Date	Invoice #
6/24/2025	977145
Balance	\$1,350.00

Bill To
Ventana CDD 11101 Ventana Groves Blvd. Riverview, FL 33578

Ship To
Ventana CDD 11101 Ventana Groves Blvd. Riverview, FL 33578

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	Due on receipt		6/30/2025			
Quantity	Description				Price Each	Amount
	JULY Prorated Commercial Service July 1-16 2025				1,350.00	1,350.00

Thank you for choosing A-Quality Pool Service!	Total	\$1,350.00
	Payments/Credits	\$0.00
	Balance Due	\$1,350.00



5210 W Linebaugh Ave
Tampa FL 33624-503434

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

Important Information

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Account Number 3-0696-0044293
Invoice Number 0696-001271845
Invoice Date May 17, 2025
Past Due on 05/17/25 \$511.58
Payments/Adjustments -\$285.62
Current Invoice Charges \$290.62

Total Amount Due	Payment Due Date
\$516.58	Past Due

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 05/07	5555555	-\$285.62

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 06/01-06/30			\$276.62	\$276.62
Container Refresh 06/01-06/30		1.0000	\$9.00	\$9.00
Late Fee 05/17				\$5.00

CURRENT INVOICE CHARGES, Due by June 06, 2025 **\$290.62**

Simple account access at your fingertips.

Download the Republic Services app or visit
RepublicServices.com today.



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



5210 W Linebaugh Ave
Tampa FL 33624-503434

Thank You For Choosing Paperless

Total Enclosed

Address Service Requested

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

Total Amount Due \$516.58
Payment Due Date Past Due
Account Number 3-0696-0044293
Invoice Number 0696-001271845

☐

For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

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



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES

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.

Residential Customers

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	



UNITED SECURITY SOLUTIONS OF AMERICA



Invoice Date: 06/23/2025

Invoice No: 250623-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
06/23/2025	06/21/2025 – 06/27/2025	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



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
VENTANA CDD	6511068430	06/16/2025	07/07/2025

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	05/13/2025	16503	06/12/2025	17551	104800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$316.50
Water Base Charge	\$44.95
Water Usage Charge	\$364.86
Sewer Base Charge	\$112.94
Sewer Usage Charge	\$683.30

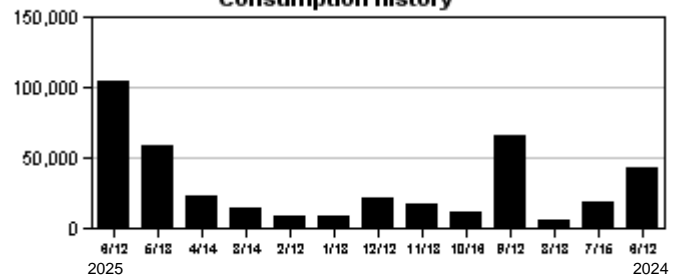
Summary of Account Charges

Previous Balance	\$866.52
Net Payments - Thank You	\$-866.52
Total Account Charges	\$1,528.58
AMOUNT DUE	\$1,528.58

Notice

*** DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.**

Consumption History



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!

DUE DATE	07/07/2025
Auto Pay Scheduled DO NOT PAY	



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

2.430 0

0065110684308 00001528587



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
VENTANA CDD	6511068430	07/16/2025	08/06/2025

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	06/12/2025	17551	07/14/2025	17737	18600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$56.17
Water Base Charge	\$44.95
Water Usage Charge	\$20.34
Sewer Base Charge	\$112.94
Sewer Usage Charge	\$121.27

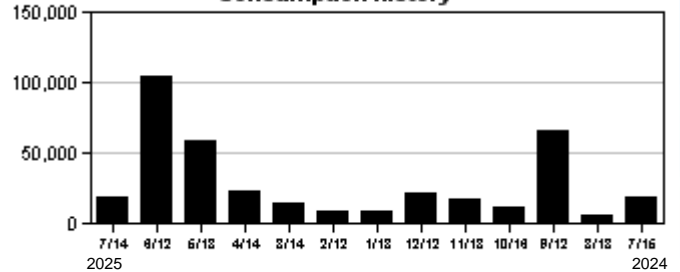
Summary of Account Charges

Previous Balance	\$1,528.58
Net Payments - Thank You	\$-1,528.58
Total Account Charges	\$361.70
AMOUNT DUE	\$361.70

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

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

2.260 0

DUE DATE

08/06/2025

**Auto Pay Scheduled
DO NOT PAY**



0065110684308 00000361709



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

Statement Date: July 07, 2025

Amount Due: \$11,845.22

Due Date: July 21, 2025

Account #: 321000026013

DO NOT PAY. Your account will be drafted on July 21, 2025

Account Summary

Previous Amount Due	\$11,921.24
Payment(s) Received Since Last Statement	-\$11,921.24
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$11,845.22

Amount Due by July 21, 2025 \$11,845.22

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

Your Locations With The Highest Usage



11101 VENTANA
GROVES BL, CLB HSE,
RIVERVIEW, FL 33578

**6,822
KWH**



11114 FERN HILL DR,
GATE, RIVERVIEW, FL
33578

**2,422
KWH**



Scan here to interact
with your bill online.

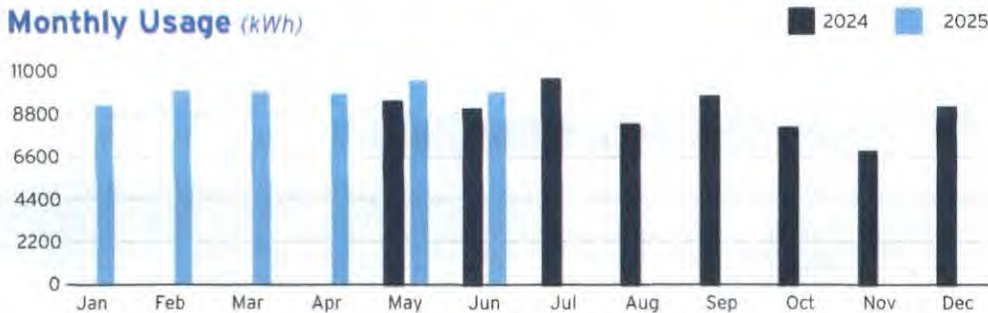


**DOWNED IS
DANGEROUS!**

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

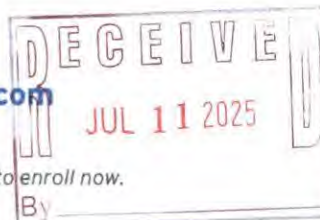
To ensure prompt credit, please return stub portion of this bill with your payment.



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.



Account #: 321000026013

Due Date: July 21, 2025

Amount Due: \$11,845.22

Payment Amount: \$ _____

700750003488

Your account will be
drafted on July 21, 2025

00000013 FTECO507072521522410 00000 01 00000000 13 007

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	06/02/2025	48,852		48,809		43 kWh	1	32 Days	\$27.36
									28.3%

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	06/02/2025	54,982		52,560		2,422 kWh	1	32 Days	\$396.96
									102.7%

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

Sub-Account Number: 221007762638

Amount: \$3,448.92

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

Sub-Account Number: 221007764683

Amount: \$1,258.39

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

Sub-Account Number: 221007860432

Amount: \$569.95

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:

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	Multiplier	Billing Period	Amount
1000566744	06/02/2025	83,952		83,307		645 kWh	1	32 Days	\$120.88
									<div>▼ 67.1%</div>

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

Sub-Account Number: 221007934898

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000813331	06/02/2025	83,455		76,633		6,822 kWh	1	31 Days	\$748.84
1000813331	06/02/2025	14.79		0		14.79 kW	1	31 Days	<div>▼ 6.3%</div>

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

Sub-Account Number: 221008001598

Amount: \$1,484.51

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

Sub-Account Number: 221008025530

Amount: \$1,692.08

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

Sub-Account Number: 221008040141

Amount: \$2,097.33

Total Current Month's Charges

\$11,845.22

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Sub-Account #: 221007554076
Statement Date: 07/01/2025

Service Address: 10370 SYMMES RD, RIVERVIEW, FL 33578

Meter Read

Meter Location: IRR
Service Period: 05/02/2025 - 06/02/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605340	06/02/2025	48,852	.	48,809		43 kWh	1	32 Days

Charge Details

⚡ Electric Charges			
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	43 kWh @ \$0.08641/kWh		\$3.72
Fuel Charge	43 kWh @ \$0.03391/kWh		\$1.46
Storm Protection Charge	43 kWh @ \$0.00577/kWh		\$0.25
Clean Energy Transition Mechanism	43 kWh @ \$0.00418/kWh		\$0.18
Storm Surcharge	43 kWh @ \$0.02121/kWh		\$0.91
Florida Gross Receipt Tax			\$0.68
Electric Service Cost			\$27.36

Avg kWh Used Per Day



Current Month's Electric Charges \$27.36

Billing information continues on next page →

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Sub-Account #: 221007754494
Statement Date: 07/01/2025

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

Meter Read

Service Period: 05/02/2025 - 06/02/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605350	06/02/2025	54,982		52,560		2,422 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	2,422 kWh @ \$0.08641/kWh	\$209.29
Fuel Charge	2,422 kWh @ \$0.03391/kWh	\$82.13
Storm Protection Charge	2,422 kWh @ \$0.00577/kWh	\$13.97
Clean Energy Transition Mechanism	2,422 kWh @ \$0.00418/kWh	\$10.12
Storm Surcharge	2,422 kWh @ \$0.02121/kWh	\$51.37
Florida Gross Receipt Tax		\$9.92

Electric Service Cost

\$396.96

Avg kWh Used Per Day



Current Month's Electric Charges

\$396.96

Billing information continues on next page →





Sub-Account #: 221007762638
Statement Date: 07/01/2025

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

Service Period: 05/02/2025 - 06/02/2025 **Rate Schedule:** Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 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 @ \$0.03363/kWh	\$47.28
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		\$3.10
Lighting Charges		\$3,448.92

Current Month's Electric Charges	\$3,448.92
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Billing information continues on next page →

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Sub-Account #: 221007764683
Statement Date: 07/01/2025

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

Service Period: 05/02/2025 - 06/02/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 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 @ \$0.03363/kWh	\$17.25
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		\$1.13
Lighting Charges		\$1,258.39

Current Month's Electric Charges **\$1,258.39**

Billing information continues on next page →

00000013-0000074-Page 7 of 14






Sub-Account #: 221007860432
Statement Date: 07/01/2025

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

Service Period: 05/02/2025 - 06/02/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 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 @ \$0.03363/kWh	\$9.99
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		\$0.66
Lighting Charges		\$569.95

Current Month's Electric Charges	\$569.95
---	-----------------

Billing information continues on next page →

00000013-0000074-Page 8 of 14



Sub-Account #: 221007884853
Statement Date: 07/01/2025

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

Meter Read

Meter Location: IRRIGATION

Service Period: 05/02/2025 - 06/02/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000566744	06/02/2025	83,952		83,307		645 kWh	1	32 Days

Charge Details



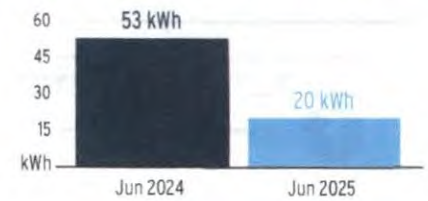
Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	645 kWh @ \$0.08641/kWh	\$55.73
Fuel Charge	645 kWh @ \$0.03391/kWh	\$21.87
Storm Protection Charge	645 kWh @ \$0.00577/kWh	\$3.72
Clean Energy Transition Mechanism	645 kWh @ \$0.00418/kWh	\$2.70
Storm Surcharge	645 kWh @ \$0.02121/kWh	\$13.68
Florida Gross Receipt Tax		\$3.02

Electric Service Cost

\$120.88

Avg kWh Used Per Day



Current Month's Electric Charges

\$120.88

Billing information continues on next page →





Sub-Account #: 221007934898
Statement Date: 07/01/2025

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

Meter Read

Meter Location: CLUB HOUSE

Service Period: 05/03/2025 - 06/02/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813331	06/02/2025	83,455	76,633		6,822 kWh	1	31 Days
1000813331	06/02/2025	14.79	0		14.79 kW	1	31 Days

Charge Details



Electric Charges

Daily Basic Service Charge	31 days @ \$1.06000	\$32.86
Billing Demand Charge	15 kW @ \$18.07000/kW	\$271.05
Energy Charge	6,822 kWh @ \$0.00773/kWh	\$52.73
Fuel Charge	6,822 kWh @ \$0.03391/kWh	\$231.33
Capacity Charge	15 kW @ \$0.30000/kW	\$4.50
Storm Protection Charge	15 kW @ \$2.08000/kW	\$31.20
Energy Conservation Charge	15 kW @ \$0.93000/kW	\$13.95
Environmental Cost Recovery	6,822 kWh @ \$0.00068/kWh	\$4.64
Clean Energy Transition Mechanism	15 kW @ \$1.15000/kW	\$17.25
Storm Surcharge	6,822 kWh @ \$0.01035/kWh	\$70.61
Florida Gross Receipt Tax		\$18.72

Electric Service Cost

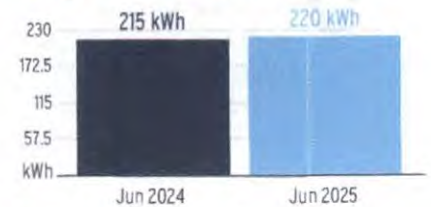
\$748.84

Current Month's Electric Charges

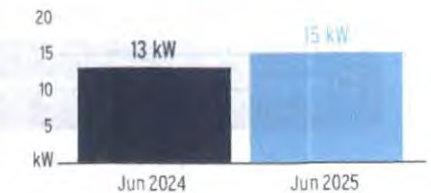
\$748.84

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: 07/01/2025

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

Service Period: 05/02/2025 - 06/02/2025 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 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 @ \$0.03363/kWh	\$18.29
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		\$1.20
Lighting Charges		\$1,484.51

Current Month's Electric Charges \$1,484.51

Billing information continues on next page →

00000013-0000076-Page 11 of 14





Sub-Account #: 221008025530
Statement Date: 07/01/2025

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

Service Period: 05/02/2025 - 06/02/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 @ \$0.03363/kWh	\$22.53
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		\$1.48

Lighting Charges

\$1,692.08

Current Month's Electric Charges

\$1,692.08

Billing information continues on next page →



Sub-Account #: 221008040141
Statement Date: 07/01/2025

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

Service Period: 05/02/2025 - 06/02/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 @ \$0.03363/kWh	\$28.75
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		\$1.89

Lighting Charges **\$2,097.33**

Current Month's Electric Charges **\$2,097.33**

Total Current Month's Charges **\$11,845.22**





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

Statement Date: July 08, 2025

Amount Due: \$960.46

Due Date: July 29, 2025

Account #: 221008861918

DO NOT PAY. Your account will be drafted on July 29, 2025

Account Summary

Current Service Period: June 03, 2025 - July 01, 2025

Previous Amount Due \$960.46

Payment(s) Received Since Last Statement -\$960.46

Current Month's Charges \$960.46

Amount Due by July 29, 2025 \$960.46

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



Scan here to view
your account online.



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

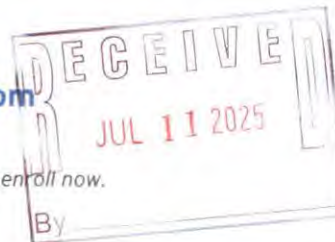
Due Date: July 29, 2025



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: \$960.46

Payment Amount: \$ _____

615582024624

Your account will be
drafted on July 29, 2025

00003949 FTECO107082523082810 00000 03 00000000 18537 004

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

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

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: July 08, 2025
Charges Due: July 29, 2025

Service Period: Jun 03, 2025 - Jul 01, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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 @ \$0.03363/kWh	\$12.78
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		\$0.84

Lighting Charges

\$960.46

Total Current Month's Charges

\$960.46

00003949-0008575-Page 2 of 8

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.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](https://www.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](https://www.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: July 08, 2025

Amount Due: \$94.56

Due Date: July 29, 2025

Account #: 211028204538

DO NOT PAY. Your account will be drafted on July 29, 2025

Account Summary

Current Service Period: June 03, 2025 - July 01, 2025

Previous Amount Due	\$102.86
Payment(s) Received Since Last Statement	-\$102.86

Current Month's Charges	\$94.56
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Amount Due by July 29, 2025	\$94.56
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

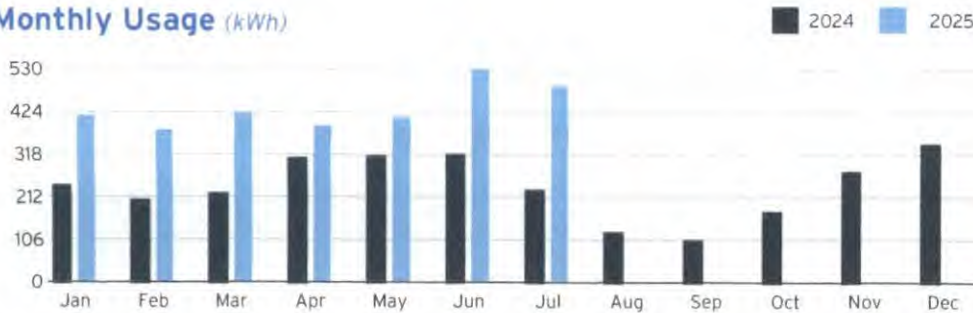
Your average daily kWh used was **142.86% higher** than the same period last year.

Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

STOP POWER SURGES!
50% OFF install
plus 1st month free!

Limited time offer at
TampaElectric.com/SurgeProtection

ZapCap | **TECO**
SYSTEMS | TAMPA ELECTRIC
AN EMERA COMPANY



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

Account #: 211028204538

Due Date: July 29, 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: \$94.56

Payment Amount: \$ _____

689655754897

Your account will be
drafted on July 29, 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: July 08, 2025
Charges Due: July 29, 2025

Meter Read

Service Period: Jun 03, 2025 - Jul 01, 2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000288027	07/01/2025	11,026	10,538	488 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	488 kWh @ \$0.08641/kWh	\$42.17
Fuel Charge	488 kWh @ \$0.03391/kWh	\$16.55
Storm Protection Charge	488 kWh @ \$0.00577/kWh	\$2.82
Clean Energy Transition Mechanism	488 kWh @ \$0.00418/kWh	\$2.04
Storm Surcharge	488 kWh @ \$0.02121/kWh	\$10.35
Florida Gross Receipt Tax		\$2.36
Electric Service Cost		\$94.56



Important Messages

Total Current Month's Charges **\$94.56**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

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

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

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.

Phone
Toll Free: **866-689-6469**

Contact Us

Online: [TampaElectric.com](https://www.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

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00003949-0008577-Page 6 of 8

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

Invoice

**BILL TO**

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
29894	07/01/2025	\$125.00	07/01/2025	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Plan Service agreement for Ventana Groves Clubhouse, (monthly) includes: <ul style="list-style-type: none">• DATABASE MANAGEMENT (UNLIMITED)• 24 HOUR RAPID RESPONSE SERVICE• DISCOUNTED SERVICE RATES	1	125.00	125.00

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

BALANCE DUE

\$125.00

Thank you, we appreciate your business!

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

7/1/2025
10559611
\$1,140.00

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

Due Date
Net 30
7/31/2025

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

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

8/1/2025
10560017
\$1,140.00

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

Due Date
Net 30
8/31/2025

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



**Hillsborough
County** Florida

VENTANA CDD

2005 PAN AM CIR #120
TAMPA FL 33607-2529



Registration # 140471
Registration Address
VENTANA CDD***DO NOT MAIL
11101 VENTANA GROVES BLVD
RIVERVIEW FL 33578

OWNER NOTIFICATION (COPY)
NOTICE OF DEFAULT, NON PAYMENT, VIOLATION OF ORDINANCE #04-16
ALARM REGISTRATION NUMBER: 140471

PAST DUE AMOUNT (STATEMENT TOTAL): see enclosed Invoice

Notice Dated: 06/27/2025

As the owner of the above property in Hillsborough County, this notice is to inform you that the above listed location has been assessed fines for false alarm violation(s) as required by Burglar Alarm Ordinance #04-16. This is to notify you that Consumer and Veterans Services has not received payment for a past due balance for the false alarm violation(s). Enclosed, for your review and resolution, is an Invoice, detailing the Statement Total, which is the past due amount for the listed alarm date(s). The statement also includes the Total Outstanding amount, which is the total amount outstanding for all unpaid alarm violations on registration # 140471. If payment for the Statement Total amount is not received within ten (10) business days from receipt of this notification, this case will be referred to the Code Enforcement Special Magistrate for a hearing for the violation of non-payment.

In accordance with FLORIDA STATUTE §162 and Hillsborough County Ordinance #05-5, the Special Magistrate has the authority to require the immediate payment of fines, as well as the payment of County costs incurred. If payment is not made by the date specified at the hearing, fines up to \$5,000.00 per day may be imposed. In addition, a lien will be placed on all properties owned by the property owner in question and will accrue until all fines and County costs have been paid.

It is the owner's /occupant's responsibility to ensure the alarm system is kept in good repair. In order to prevent future false alarm occurrences and to avoid future penalties, please contact your alarm company to provide them with notification information for at least two valid Key-Holder Representatives, in addition to the Alarm User, for each Alarm Site. Also, please ensure the above location is maintained in working order and that future alarm activations are verified prior to requesting Law Enforcement.

Payments, made payable to the Board of County Commissioners, may be sent to: Citizen Boards Support, 601 E Kennedy Blvd., 16th Floor Tampa FL 33602. If payment has already been sent, please disregard this notice or contact our office to ensure your payment has been applied to this registration correctly. NO CASH WILL BE ACCEPTED.

Save Time - Pay Online: WWW.HCFLGOV.NET/CODE

If you have any questions, please contact the Alarm Administrator at (813) 274-6662. You may also contact our office by email at FalseAlarmAdmin@HCFLGOV.NET.



Hillsborough County Florida

Hillsborough County Board of County Commissioners
Consumer Veterans Services
601 E Kennedy Blvd., 16th Floor
Tampa, FL 33602

SUMMARY INVOICE

Responsible Party

VENTANA CDD

Registration Address

11101 VENTANA GROVES BLVD
RIVERVIEW FL 33578

Incident Number	Incident Date	Incident Time	SO Case Number	Charge	Payments	Count #
2247507	05/24/2025	10:53:00 PM	2025052469	\$75.00		3
2247744	05/30/2025	5:47:00 AM	2025053010	\$100.00		4
TOTAL BALANCE DUE: \$175.00						

Save Time - Pay Online: WWW.HCFLGOV.NET/CODE

PLEASE BE ADVISED: This invoice shows charges for single incident and does not include any previous fines which may have occurred. For questions about your account, please contact the Alarm Administrator. Unpaid invoices are billed on a periodic basis

IF MAILING YOUR PAYMENT PLEASE INCLUDE THE BOTTOM PORTION OF THIS INVOICE

Please Remit Payments Within Ten (10) Business Days

Remit To: Hillsborough County Board of County Commissioners
Consumer Veterans Services
601 E Kennedy Blvd., 16th Floor, Tampa, FL 33602

Registration Number 140471
11101 VENTANA GROVES BLVD
RIVERVIEW FL 33578

Registration Number

140471

Incident Date 05/24/2025

Incident Time 10:53:00 PM



**Hillsborough
County** Florida



VENTANA CDD

2005 PAN AM CIR #120
TAMPA FL 33607-2529

Registration # 140471
Registration Address
VENTANA CDD***DO NOT MAIL
11101 VENTANA GROVES BLVD
RIVERVIEW FL 33578

OWNER NOTIFICATION (COPY)
NOTICE OF DEFAULT, NON PAYMENT, VIOLATION OF ORDINANCE #04-16
ALARM REGISTRATION NUMBER: 140471

PAST DUE AMOUNT (STATEMENT TOTAL): see enclosed Invoice

Notice Dated: 07/02/2025

As the owner of the above property in Hillsborough County, this notice is to inform you that the above listed location has been assessed fines for false alarm violation(s) as required by Burglar Alarm Ordinance #04-16. This is to notify you that Consumer and Veterans Services has not received payment for a past due balance for the false alarm violation(s). Enclosed, for your review and resolution, is an Invoice, detailing the Statement Total, which is the past due amount for the listed alarm date(s). The statement also includes the Total Outstanding amount, which is the total amount outstanding for all unpaid alarm violations on registration # 140471. If payment for the Statement Total amount is not received within ten (10) business days from receipt of this notification, this case will be referred to the Code Enforcement Special Magistrate for a hearing for the violation of non-payment.

In accordance with FLORIDA STATUTE §162 and Hillsborough County Ordinance #05-5, the Special Magistrate has the authority to require the immediate payment of fines, as well as the payment of County costs incurred. If payment is not made by the date specified at the hearing, fines up to \$5,000.00 per day may be imposed. In addition, a lien will be placed on all properties owned by the property owner in question and will accrue until all fines and County costs have been paid.

It is the owner's /occupant's responsibility to ensure the alarm system is kept in good repair. In order to prevent future false alarm occurrences and to avoid future penalties, please contact your alarm company to provide them with notification information for at least two valid Key-Holder Representatives, in addition to the Alarm User, for each Alarm Site. Also, please ensure the above location is maintained in working order and that future alarm activations are verified prior to requesting Law Enforcement.

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Save Time - Pay Online: WWW.HCFLGOV.NET/CODE

If you have any questions, please contact the Alarm Administrator at (813) 274-6662. You may also contact our office by email at FalseAlarmAdmin@HCFLGOV.NET.



Hillsborough County Florida

Hillsborough County Board of County Commissioners
Consumer Veterans Services
601 E Kennedy Blvd., 16th Floor
Tampa, FL 33602

SUMMARY INVOICE

Responsible Party

VENTANA CDD

Registration Address

11101 VENTANA GROVES BLVD
RIVERVIEW FL 33578

Incident Number	Incident Date	Incident Time	SO Case Number	Charge	Payments	Count #
2247507	05/24/2025	10:53:00 PM	2025052469	\$75.00		3
2247744	05/30/2025	5:47:00 AM	2025053010	\$100.00		4
TOTAL BALANCE DUE: \$175.00						

Save Time - Pay Online: WWW.HCFLGOV.NET/CODE

PLEASE BE ADVISED: This invoice shows charges for single incident and does not include any previous fines which may have occurred. For questions about your account, please contact the Alarm Administrator. Unpaid invoices are billed on a periodic basis

IF MAILING YOUR PAYMENT PLEASE INCLUDE THE BOTTOM PORTION OF THIS INVOICE

Please Remit Payments Within Ten (10) Business Days

Remit To: Hillsborough County Board of County Commissioners
Consumer Veterans Services
601 E Kennedy Blvd., 16th Floor, Tampa, FL 33602

Registration Number 140471
11101 VENTANA GROVES BLVD
RIVERVIEW FL 33578

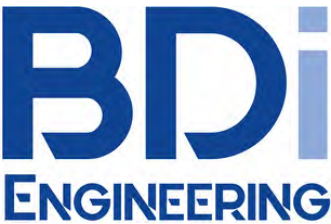
Registration Number

140471

Incident Date 05/30/2025

Incident Time 5:47:00 AM

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 1998
DATE 06/27/2025
TERMS Net 30
DUE DATE 07/27/2025

PROJECT NAME
Ventana CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Senior Inspector	[June 18 - June 26]	4:00	120.00	480.00
Project Manager	[June 19 - June 27]	8:00	210.00	1,680.00

BALANCE DUE **\$2,160.00**



VENTANA CDD
June 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	6/23	1.00	\$210	R. Dvorak	\$210.00
Includes engineer's reports, board meeting meeting attendance, invoicing, calls and emails with board, etc.		0.00	\$210	S. Brletic	\$0.00
Miscellaneous - clubhouse sidewalk site visits to meet with Sam and check ADA slopes, solicit for proposals, site visit for east ditch inspection.	6/19 - 6/23	6.00	\$210	R. Dvorak	\$1,260.00
		4.00	\$120	K. Wagner	\$480.00
Pond 10/A Project - coordination w/Finn Outdoor for pre-construction meeting and start date.	6/9 - 6/23	1.00	\$210	R. Dvorak	\$210.00
		<u>0.00</u>	\$120	K. Wagner	<u>\$0.00</u>
INVOICE TOTAL		12.00			\$2,160.00

July 1, 2025
Invoice Number: 2455297070125
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 07/01/25 through 07/31/25
details on following pages

Previous Balance	205.00
Payments Received -Thank You!	-205.00
Remaining Balance	\$0.00
Spectrum Business SM Internet	170.00
Spectrum Business SM Voice	35.00
Other Charges	0.00
Current Charges	\$205.00
YOUR AUTO PAY WILL BE PROCESSED 07/18/25	
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.

Telecommunications Relay Service (TRS).

The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services (TRS). TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>. Please dial **711** to be connected to a TRS Center.

Call 1-833-587-0726 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 07022025 NNNNNNNN 01 004038 0016

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

July 1, 2025

VENTANA CDD

Invoice Number: 2455297070125
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

Invoice Number: VENTANA CDD
 2455297070125
 Account Number: 8337 12 028 2455297
 Security Code: 2302

**Contact Us**

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

8833 2390 NO RP 01 07022025 NNNNNNNN 01 004038 0016

Charge Details

Previous Balance		205.00
EFT Payment	06/18	-205.00
Remaining Balance		\$0.00

Payments received after 07/01/25 will appear on your next bill.

Service from 07/01/25 through 07/31/25

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**.



Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Ventana</u>
Board Meeting Date:	<u>July 16, 2025</u>

	Name	In Attendance Please	Paid
1	Juan Carlos Reyes	x	\$200
2	Kelly Garcia	x	\$200
3	James Jones	x	\$200
4	Gregory Creel	x	\$200
5	Martha Rockovich	x	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

<u>Lisa Castoria</u>	<u>7/17/2025</u>
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****



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

Invoice and detailed service report

INVOICE #: 111285218

WORK DATE: 07/17/2025

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Suspend Polyzone		101563-143	4.7500%	0.0300	Deltamethrin	12.0000 Fluid Ounce	0.0758 Fluid Ounce
Areas Applied: 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%	3.0000 Gallon	0.0258 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 #
Suspend Polyzone	4.7500%	12.0000 Fluid Ounce	One Gallon Compressed Sprayer	1:37:03 PM
101563-143	0.03000000	0.0758 Fluid Ounce	Spot Treatment	
Target Pests: Ants, Roaches, Spiders				
Areas Applied: Exterior entry points				
Weather: 0°, 0 MPH				
Intice 10	10.0000%	3.5000 Pound	Spreader	1:36:38 PM
73079-6	n/a	3.5000 Pound	Broadcast	
Target Pests: Ants, Millipede, Roaches				
Areas Applied: Exterior perimeter				
Weather: 0°, 0 MPH				
Tandem	15.1000%	3.0000 Gallon	Backpack Compressed Sprayer	1:37:29 PM
100-1437	0.13000000	0.0258 Gallon	Perimeter	
Target Pests: Ants, Roaches, Spiders				
Areas Applied: Exterior perimeter				
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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

152938

DATE

7/1/2025

CUSTOMER ID

C2292

NET TERMS

Due On Receipt

PO#**DUE DATE**

7/1/2025

BILL TO

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

Services provided for the Month of: July 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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Ventana</u>
Board Meeting Date:	<u>July 16, 2025</u>

	Name	In Attendance Please X	Paid
1	Juan Carlos Reyes	x	\$200
2	Kelly Garcia	x	\$200
3	James Jones	x	\$200
4	Gregory Creel	x	\$200
5	Martha Rockovich	x	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Lisa Castoria

7/17/2025

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Ventana

Board Meeting Date: July 16, 2025

	Name	In Attendance Please X	Paid
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7/17/2025

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Date

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<u>Lisa Castoria</u>	<u>7/17/2025</u>
District Manager Signature	Date

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Ventana</u>
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The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

<u>Lisa Castoria</u>	<u>7/17/2025</u>
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****



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

Date	Invoice
07/08/2025	38454
Account	
Ventana CDD	

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

Ship To
Ventana CDD (Inframark) 11101 Ventana Grove Blvd Riverview , FL 33578 United States

Terms	Due Date	PO Number	Reference	
NET15	07/23/2025			

Service Request Number	625721
Summary	FW: Ventana CDD - Update Request
Billing Method	Actual Rates
Detail	Wed 6/25/2025/9:45 AM UTC-04/ Kathryn Nappa (time)- Hi Lisa, I just called you and left a message. Please give a call back to 813-948-0202, or reply to this email, when you are available. Thanks, Kathryn Nappa MHD Communications Tue 6/24/2025/10:06 AM UTC-04/ Lisa Castoria lisa.castoria@inframark.com This email comes from outside the organization. Do not click links or open attachments unless it is an email you expected to receive. Hello, Please call me at 656-223-7011 Lisa Castoria District Manager [image] 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544 656.223-7011 www.inframarkims.com From: MHD Communications Help Desk <helpdesk@mhdit.com> Sent: Friday, June 20, 2025 3:44 PM To: Castoria, Lisa <lisa.castoria@inframark.com> Cc: ventanacddboard.seat1@gmail.com; Bakkar, Ibtissam <ibtissam.bakkar@inframark.com>; ventanacddseat1@gmail.com; ventanacddboard.seat5@gmail.com Subject: Ticket#625721/Ventana CDD/FW: Ventana CDD - Update Request -- has been updated You don't often get email from helpdesk@mhdit.com. Learn why this is important This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Fri 6/20/2025/3:43 PM UTC-04/ Kathryn Nappa (time)-
Hello!

I would like to get you connected to the Ventana CDD camera system, via the Hik-Connect app on your cell phone.

When you have a moment, please give me a call at 813-948-0202 and I can get this set up for you.

Or you can reply to this email with your direct number and the best day/time to reach you, and I can give you a call.

Thanks!

Kathryn Nappa
MHD Communications

Wed 6/18/2025/1:45 PM UTC-04/ Kathryn Nappa (time)-
Hello!

I would like to assist with setting up your access to the Ventana CDD camera system, via the Hik-Connect app on your cell phone.

When you have a moment, please give me a call at 813-948-0202 and I can get this set up for you.

Alternatively, you can reply to this email with your direct number and the best day/time to reach you, and I can give you a call.

Thanks!

Kathryn Nappa
MHD Communications

Mon 6/16/2025/4:35 PM UTC-04/ Kathryn Nappa (time)-
Martha Rockovich called in
Had her install Hik-Connect app on her cell phone
She registered ventanacddboard.seat4@gmail.com
Shared NVR with her email
She is now able to see all 16 cameras

Mon 6/16/2025/4:25 PM UTC-04/ Kathryn Nappa (time)-
Sam emailed asking for me to call Martha (board member) at 813-394-2262
Called Martha and left vm

Mon 6/16/2025/2:56 PM UTC-04/ Kathryn Nappa (time)-
Sam emailed asking to assist board President JC Reyes with accessing cameras
Shared NVR with ventanacddboard.seat3@gmail.com
Replied to email thread with JC, asking for his direct phone # so I can assist him with configuring
Called JC at 813-546-8439
Had him log out of Hik-Connect app
He registered account with email ventanacddboard.seat3@gmail.com
Shared NVR with him again
He rec'd notification that cameras were shared and confirmed he is now able to see all 16 cameras
Called Sam and asked for all board members' #s so I can assist with them registering Hik accounts
She advised that James Jones stated he is good as well
3 or 4 more board members need access
She will have them call into helpdesk with ticket # so I can assist each one

Fri 6/13/2025/3:14 PM UTC-04/ Kathryn Nappa (time)-
Sam emailed that she urgently needs the ventana nvr on her phone
Called Sam
Tried to share Ventana nvr with her, but she was only able to access the Front camera in her app

Tried sharing again, and tried sharing individual cameras, but she is not receiving further notifications
Had her close and re-open HikConnect app, no difference
Shared NVR through web portal to her cell phone, same issue, she did not receive notifications
After further attempts, Sam stated all the cameras started appearing in her app
Waited while they all buffered
She confirmed she is able to access all 16 cameras now
She will reach out to board to see if each member needs their own account, or if they can all use a shared account

Thu 6/12/2025/2:56 PM UTC-04/ Kathryn Nappa (time)-
Looked over ticket
Spoke with Shayne
He has already handled point #3
He sent email to Lisa Castoria for list of board member names that need access to cameras, in addition to Eric
Alba Sanchez to be termed

Thu 6/12/2025/2:37 PM UTC-04/ Shayne Ingle
[image]
Shayne Ingle
Account Executive
phone. 813.948.0202 x8804
email. shayne.ingle@mhdit.com
5808 Breckenridge Pkwy, Suite G
Tampa, FL, 33610, USA
www.mhdit.com [mhd-2023-logo-fullcolor-rgb.jpg]

[image] [image] [image]
MHD places the highest priority on the security and privacy of our Clients.
Therefore, we have put our efforts into ensuring that this message is free of errors and viruses. Despite our efforts, you should always scan all emails for any threats with proper software, as the sender does not accept liability for any damage inflicted by viewing the content of this email.

From: Sanchez, Alba <alba.sanchez@inframark.com>
Sent: Thursday, June 12, 2025 2:04 PM
To: Shayne Ingle <shayne.ingle@mhdit.com>; Castoria, Lisa <lisa.castoria@inframark.com>; Clive Huh <clive.huh@mhdit.com>; Shawn Lincoln <shawn.lincoln@mhdit.com>
Cc: Goldyn, Jennifer <Jennifer.Goldyn@inframark.com>; Cole, Kristee <kristee.cole@inframark.com>
Subject: Ventana CDD - Update Request

This email comes from outside the organization.
Do not click links or open attachments unless it is an email you expected to receive.

Good Day Shayne - The District held their meeting last night and they are requesting the following - Please note that effective today I am no longer affiliated with Ventana CDD - the new District Manager is @Castoria, Lisa please remove my access and all email notifications- please mirror my current access and provide it to Lisa

1.The Board requested that the security vendor (USSA) his contact information is Eric Arapi @Eric Arapi his number is 727-357-8772 have login access to the cameras for the property.

2. Also, each Board Member has requested that they receive their own login information for the cameras as well.

3. Add @Castoria, Lisa as the new District Manager and remove Alba Sanchez

Please do not reply to all in order to avoid a Sunshine Violation

Alba M. Sanchez | LCAM, CMCA, AMS

[image]

2654 Cypress Ridge Blvd. Ste 101 Wesley Chapel FL 33544

(O) 813 991-1116 | www.inframarkims.com

****Please note that all CDD vendor invoices should be directed to our new email address at InframarkCMS@payableslockbox.com**

Resolution

Company Name Ventana CDD (Inframark)

Contact Name Lisa Castoria

Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Help Desk Technician	Remote - Business Hours	1.75	150.00	\$262.50
Total Services:				\$262.50

<p>We appreciate your business!</p> <p>MHD Communications accepts checks and all major credit cards.</p> <p>A late payment charge of 5% per month will be applied to all unpaid balances.</p>	Invoice Subtotal:	\$262.50
	Sales Tax:	\$0.00
	Invoice Total:	\$262.50
	Payments:	\$0.00
	Credits:	\$0.00
Balance Due:		\$262.50

Invoice Time Detail

Invoice Number: 38454
Company: Ventana CDD (Inframark)

Charge To: Ventana CDD (Inframark) / FW: Ventana CDD - Update Request Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
06/13/2025	Nappa, Kathryn	Service Ticket: 625721 Summary: FW: Ventana CDD - Update Request Sam emailed that she urgently needs the ventana nvr on her phone Called Sam Tried to share Ventana nvr with her, but she was only able to access the Front camera in her app Tried sharing again, and tried sharing individual cameras, but she is not receiving further notifications Had her close and re-open HikConnect app, no difference Shared NVR through web portal to her cell phone, same issue, she did not receive notifications After further attempts, Sam stated all the cameras started appearing in her app Waited while they all buffered She confirmed she is able to access all 16 cameras now She will reach out to board to see if each meber needs their own account, or if they can all use a shared account	Y	1.00	150.00	\$150.00
06/16/2025	Nappa, Kathryn	Service Ticket: 625721 Summary: FW: Ventana CDD - Update Request Sam emailed asking to assist board President JC Reyes with accessing cameras Shared NVR with ventanacddbboard.seat3@gmail.com Replied to email thread with JC, asking for his direct phone # so I can assist him with configuring Called JC at 813-546-8439 Had him log out of Hik-Connect app He registered account with email ventanacddbboard.seat3@gmail.com Shared NVR with him again He rec'd notification that cameras were shared and	Y	0.50	150.00	\$75.00

	confirmed he is now able to see all 16 cameras Called Sam and asked for all board members' #'s so I can assist with them registering Hik accounts She advised that James Jones stated he is good as well 3 or 4 more board members need access She will have them call into helpdesk with ticket # so I can assist each one					
06/16/2025 Nappa, Kathryn	Service Ticket: 625721	Y	0.25	150.00		\$37.50
	Summary: FW: Ventana CDD - Update Request Martha Rockovich called in Had her install Hik-Connect app on her cell phone She registered ventanacddbboard.seat4@gmail.com Shared NVR with her email She is now able to see all 16 cameras					

Subtotal: \$262.50

Invoice Time Total:	Billable Hours:	1.75
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MHD Communications
5808 Breckenridge Pkwy Ste G
Tampa, FL 33610
(813) 948-0202

Date	Invoice
07/18/2025	38491
Account	
Ventana CDD	

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

Ship To
Ventana CDD (Inframark) 11101 Ventana Grove Blvd Riverview , FL 33578 United States

Terms	Due Date	PO Number	Reference	
NET15	08/02/2025			

Service Request Number		652409				
Summary		Set up Hikconnect				
Billing Method		Actual Rates				
Detail		Fri 7/18/2025/10:50 AM UTC-04/ Fritz Kahn (time)- Logged into the NVR using the IP Found user James and changed his password Emailed James using and encrypted email with password Fri 7/18/2025/10:34 AM UTC-04/ Josh Nielsen- User needs to his NVR password reset. Username is James. User prefers to be emailed or text, so just reset the password and send VENTANACDDBOARD.SEAT2@GMAIL.COM				
Resolution		Fri 7/18/2025/10:50 AM UTC-04/ Fritz Kahn (time)- Logged into the NVR using the IP Found user James and changed his password Emailed James using and encrypted email with password				
Company Name		Ventana CDD (Inframark)				
Contact Name						
Services		Work Type		Hours	Rate	Amount
<u>Billable Services</u>						
Help Desk Technician		Remote - Business Hours		0.25	150.00	\$37.50
				Total Services:		\$37.50
We appreciate your business! MHD Communications accepts checks and all major credit cards. A late payment charge of 5% per month will be applied to all unpaid balances.				Invoice Subtotal:		\$37.50
				Sales Tax:		\$0.00
				Invoice Total:		\$37.50
				Payments:		\$0.00
				Credits:		\$0.00
				Balance Due:		\$37.50

Invoice Time Detail

Invoice Number: 38491
Company: Ventana CDD (Inframark)

Charge To: Ventana CDD (Inframark) / Set up Hikconnect Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
07/18/2025	Kahn, Fritz	Service Ticket: 652409 Summary: Set up Hikconnect Logged into the NVR using the IP Found user James and changed his password Emailed James using and encrypted email with password	Y	0.25	150.00	\$37.50

Subtotal: \$37.50

Invoice Time Total: **Billable Hours:** **0.25**



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

Date	Invoice
07/21/2025	38505
Account	
Ventana CDD	

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

Ship To
Ventana CDD (Inframark) 11101 Ventana Grove Blvd Riverview , FL 33578 United States

Terms	Due Date	PO Number	Reference	
NET15	08/05/2025			

Service Request Number		651369			
Summary	Change Guest WiFi Password				
Billing Method	Actual Rates				
Detail	<p>Thu 7/17/2025/12:35 PM UTC-04/ Nick Pisciotta (time)- Josh reached with Sam on the phone Picked up the call and she wanted clarification Explained we would only be changing the Guest wireless password She stated she'd like it changed and asked if we could create a new QR code for it Logged into fortigate and changed password Created QR code for Guest Wireless Sent encrypted email to Sam</p> <p>Thu 7/17/2025/9:59 AM UTC-04/ Nick Pisciotta (time)- Called Daemion just to confirm they would still like us to change the password as this ticket was auto generated Seems to generate every 3 months Left a vm Will wait for confirmation before changing</p> <p>Thu 7/17/2025/1:46 AM UTC-04/ template538- Change the guest WiFi password. New password should be: Passphrase with 16 characters Combination of uppercase, lowercase, numbers and special characters.</p> <p>Once you've got the password and changed it, send a note to Rick Reidt via encrypted email. Follow up with a phone call to make sure he is aware of the password change.</p>				
Resolution					
Company Name	Ventana CDD (Inframark)				
Contact Name	Ibtissam Bakkar				
Services	Work Type	Hours	Rate	Amount	
Billable Services					
Help Desk Technician	Remote - Business Hours	0.75	150.00	\$112.50	
Total Services:				\$112.50	
We appreciate your business! MHD Communications accepts checks and all major credit cards.		Invoice Subtotal:		\$112.50	
		Sales Tax:		\$0.00	

A late payment charge of 5% per month will be applied to all unpaid balances.	Invoice Total:	\$112.50
	Payments:	\$0.00
	Credits:	\$0.00
	Balance Due:	\$112.50

Invoice Time Detail

Invoice Number: 38505
Company: Ventana CDD (Inframark)

Charge To: Ventana CDD (Inframark) / Change Guest WiFi Password Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
07/17/2025	Pisciotta, Nick	Service Ticket: 651369 Summary: Change Guest WiFi Password Josh reached with Sam on the phone Picked up the call and she wanted clarification Explained we would only be changing the Guest wireless password She stated she'd like it changed and asked if we could create a new QR code for it Logged into fortigate and changed password Created QR code for Guest Wireless Sent encrypted email to Sam	Y	0.75	150.00	\$112.50

Subtotal: \$112.50**Invoice Time Total:****Billable Hours:****0.75**



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

Date	Invoice
01/17/2025	36658
Account	
Ventana CDD	

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

Ship To
Ventana CDD (Inframark) 11101 Ventana Grove Blvd Riverview , FL 33578 United States

Terms	Due Date	PO Number	Reference	
NET15	02/01/2025			

Service Request Number		545322				
Summary		Change Guest WiFi Password				
Billing Method		Actual Rates				
Detail		Thu 1/16/2025/9:12 AM UTC-05/ Austin Mann (time)- Grabbed credentials to the Ventana firewall Logged in at their public IP CHanged guest password Sending new password to Dameon No further action required Thu 1/16/2025/1:35 AM UTC-05/ template538- Change the guest WiFi password. New password should be: Passphrase with 16 characters Combination of uppercase, lowercase, numbers and special characters. Once you've got the password and changed it, send a note to Rick Reidt via encrypted email. Follow up with a phone call to make sure he is aware of the password change.				
Resolution		Thu 1/16/2025/9:12 AM UTC-05/ Austin Mann (time)- Grabbed credentials to the Ventana firewall Logged in at their public IP CHanged guest password Sending new password to Dameon No further action required				
Company Name		Ventana CDD (Inframark)				
Contact Name		Rick Reidt				
Services		Work Type	Hours	Rate	Amount	
Billable Services						
Help Desk Technician		Remote - Business Hours	0.25	150.00	\$37.50	
Total Services:					\$37.50	
We appreciate your business! MHD Communications accepts checks and all major credit cards. A late payment charge of 5% per month will be applied to all unpaid balances.			Invoice Subtotal:		\$37.50	
			Sales Tax:		\$0.00	
			Invoice Total:		\$37.50	
			Payments:		\$0.00	

	Credits:	\$0.00
	Balance Due:	\$37.50

Invoice Time Detail

Invoice Number: 36658
Company: Ventana CDD (Inframark)

Charge To: Ventana CDD (Inframark) / Change Guest WiFi Password Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
01/16/2025	Mann, Austin	Service Ticket: 545322 Summary: Change Guest WiFi Password Grabbed credentials to the Ventana firewall Logged in at their public IP CHanged guest password Sending new password to Dameon No further action required	Y	0.25	150.00	\$37.50

Subtotal: \$37.50

Invoice Time Total:	Billable Hours:	0.25
----------------------------	------------------------	-------------

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

July 09, 2025

Client: 001470

Matter: 000001

Invoice #: 26777

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/2/2025	WAS	REVIEW COMMUNICATIONS FROM DISTRICT MANAGER REGARDING POOL VENDOR AGREEMENT; COMMUNICATIONS WITH DISTRICT MANAGER REGARDING CLOSE OUT LETTER TO RESIDENT FOR PAYMENT ON DEMAND LETTER.	0.4	\$130.00
6/6/2025	WAS	REVIEW RESPONSE FROM POOL VENDOR REGARDING DEMAND LETTER; COMMUNICATIONS WITH DISTRICT MANAGER REGARDING JUSTIFICATION FOR DEMANDING LEAK DETECTION AND DRAFT RESPONSE TO POOL VENDOR TO RENEW REQUEST FOR PAYMENT FOR LEAK DETECTION; COMMUNICATIONS WITH DISTRICT MANAGER REGARDING PRELIMINARY BUDGET SHOWING OFF-ROLL COLLECTION OF ASSESSMENTS.	1.2	\$390.00
6/9/2025	WAS	COMMUNICATIONS WITH CHAIR REGARDING LEGAL GROUNDS FOR PURSUING VENDOR FOR DAMAGE TO POOL AS A RESULT OF THE POOL DRAINING; REVIEW REVISED AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING.	0.7	\$227.50
6/10/2025	WAS	REVIEW SPEAREM INVOICE FOR QUESTION REGARDING PAYMENT WITHHOLDING, COMMUNICATIONS WITH DISTRICT MANAGER REGARDING SAME; COMMUNICATIONS WITH DISTRICT MANAGER REGARDING VENDOR REQUEST FOR LIABILITY WAIVER FOR TRIMMING ALONG DISTRICT FENCE; COMMUNICATIONS WITH DISTRICT MANAGER REGARDING RESOLUTION ADOPTING POLICY FOR TEMPORARY CONSTRUCTION ACCESS.	1.1	\$357.50
6/11/2025	WAS	PREPARE FOR AND ATTEND A PORTION OF BOARD OF SUPERVISORS MEETING VIA TEAMS.	1.5	\$487.50

SERVICES

Date	Person	Description of Services	Hours	Amount
6/13/2025	WAS	COMMUNICATIONS WITH L. CASTORIA REGARDING DISTRICT COMMUNICATION METHODS; COMMUNICATIONS WITH C. MARTINEZ REGARDING CHANGE IN DATE FOR BUDGET HEARING; COMMUNICATIONS WITH L. CASTORIA REGARDING TEMPORARY ACCESS POLICY/RESOLUTION FOR APPROVAL; COMMUNICATIONS WITH L. CASTORIA TO FOLLOW UP ON QUESTION REGARDING O&M ASSESSMENTS; COMMUNICATIONS WITH L. CASTORIA TO FOLLOW UP ON MAP NEEDED FOR YELLOWSTONE LIABILITY WAIVER; COMMUNICATIONS WITH L. CASTORIA TO FOLLOW UP ON REPORT TO SUPPORT DISTRICT REQUEST FOR TEMPORARY SUSPENSION OF RESIDENT FOR INAPPROPRIATE BEHAVIOR.	0.6	\$195.00
6/16/2025	WAS	DRAFT RESOLUTION AMENDING PUBLIC HEARING DATE FOR FY 2026 BUDGET ADOPTION; COMMUNICATIONS WITH L. CASTORIA REGARDING RESIDENT THROWING GRASS CLIPPINGS ON DISTRICT PROPERTY; COMMUNICATIONS WITH L. CASTORIA REGARDING RESIDENT INCIDENT WITH DISTRICT SECURITY GUARD.	1.0	\$325.00
6/17/2025	WAS	REVIEW PUBLICATION ADS FOR PUBLIC HEARING ON APPROVAL OF OPERATION AND MAINTENANCE BUDGET FOR FY 2025-2026; REVIEW RESOLUTION IMPOSING OPERATION AND MAINTENANCE ASSESSMENTS; REVIEW RESOLUTION ADOPTING THE OPERATION AND MAINTENANCE BUDGET FOR FY 2025-2026.	0.5	\$162.50
6/17/2025	AM	REVISE, FINALIZE AND TRANSMIT FINAL PUBLICATION AD AND RESOLUTIONS WITH INSTRUCTIONS.	0.3	\$52.50
6/19/2025	WAS	REVIEW AND REVISE DISTRICT MANAGER LETTER TO RESIDENTS REGARDING DISTRICT COMMUNICATION METHODS; REVIEW WATER BILLS FROM JUNE 2024, JUNE 2025 AND MAY 2025 AND ADVISE DISTRICT MANAGER REGARDING REIMBURSEMENT FROM POOL VENDOR; COMMUNICATIONS WITH P. YOUNG REGARDING RESIDENT THROWING GRASS CLIPPINGS ONTO DISTRICT PROPERTY; DRAFT LETTER TO RESIDENTS AT 10811 GREEN HARVEST REGARDING GRASS CLIPPINGS ON DISTRICT PROPERTY.	1.7	\$552.50
6/24/2025	WAS	TELEPHONE CALL WITH BOARD MEMBER REGARDING PUBLIC RECORDS REQUIREMENTS.	0.2	\$65.00

July 09, 2025
Client: 001470
Matter: 000001
Invoice #: 26777

Page: 3

SERVICES

Date	Person	Description of Services	Hours	Amount
6/27/2025	WAS	REVIEW COMMUNICATIONS WITH ZEBRA POOLS AND RESPOND TO DISTRICT MANAGER QUESTION REGARDING REIMBURSEMENT FOR WATER BILL; REVIEW SPEAREM JANITORIAL SERVICES AGREEMENT, POOP STATION AGREEMENT, TERMINATION LETTER TO SPEAREM, SPEAREM JANITORIAL INVOICES AND PHOTOS/EMAILS RE DIRTY CLUBHOUSE; TELEPHONE CONFERENCE WITH DISTRICT MANAGER REGARDING MULTIPLE OUTSTANDING ITEMS; REVIEW RELEVANT PUBLIC RECORDS LAWS AND DRAFT COMMUNICATIONS TO CHAIR AND DISTRICT MANAGER REGARDING CDD MAINTENANCE OF RESIDENT EMAIL DATABASE; REVIEW COMMUNICATIONS REGARDING REQUEST FOR SECURITY REPORT FOR INCIDENT WITH SECURITY GUARD; DRAFT CLEANING SERVICES AGREEMENT WITH NEPTUNE.	4.0	\$1,300.00
6/30/2025	WAS	COMMUNICATIONS WITH DISTRICT MANAGER REGARDING JANITORIAL INVOICE.	0.2	\$65.00
Total Professional Services			13.4	\$4,310.00
Total Services			\$4,310.00	
Total Disbursements			\$0.00	
Total Current Charges				\$4,310.00
Previous Balance				\$3,999.13
Less Payments				(\$3,990.00)
PAY THIS AMOUNT				\$4,319.13

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26612	June 10, 2025	\$9.13	\$0.00	\$0.00	\$0.00	\$4,319.13
Total Remaining Balance Due						\$4,319.13

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$4,319.13	\$0.00	\$0.00	\$0.00

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
7/16/25-7/23/25	VENTANA CDD	
Billing Date	Sales Rep	Customer Account
7/23/2025	Deirdre Bonett	TB99212
Total Amount Due	Invoice Number	
\$801.00	43685-071625	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/16/25	7/23/25	43685	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Budget Hearing Affidavit Fee	4	1.00x49.00 L	\$799.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANC

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
7/16/25-7/23/25	VENTANA CDD	
Billing Date	Sales Rep	Customer Account
7/23/2025	Deirdre Bonett	TB99212
Total Amount Due	Invoice Number	
\$801.00	43685-071625	

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABL TO: TIM S PUBLISHING COMPANY

VENTANA CDD
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

REMIT TO:

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

Tampa Bay Times

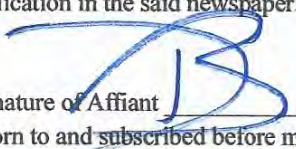
Published Daily

STATE OF FLORIDA } ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Hearing was published in said newspaper by print in the issues of 07/16/25, 07/23/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

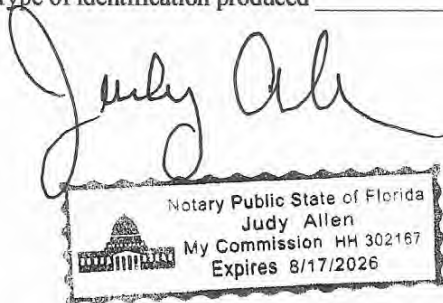
Signature of Affiant 

Sworn to and subscribed before me this 07/23/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced _____

**NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board") of the Ventana Community Development District (the "District") will hold a public hearing and a meeting on August 20, 2025, at 6:00 p.m. at the Ventana CDD Clubhouse located at 11101 Ventana Groves Boulevard, Riverview, Florida 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.ventanacdd.com/> or may be obtained by contacting the District Manager's office via email at lisa.castoria@inframark.com or via phone at 656-223-7011.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Lisa Castoria
District Manager
Run Date: July 16, 2025, and July 23, 2025

43685



UNITED SECURITY SOLUTIONS OF AMERICA



Invoice Date: 06/30/2025

Invoice No: 250630-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
06/30/2025	06/28/2025 – 07/04/2025	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



UNITED SECURITY SOLUTIONS OF AMERICA



Invoice Date: 07/07/2025

Invoice No: 250707-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
07/07/2025	07/05/2025 – 07/11/2025	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: 07/14/2025

Invoice No: 250714-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
07/14/2025	07/12/2025 – 07/18/2025	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: 07/21/2025

Invoice No: 250721-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
07/21/2025	07/19/2025 – 07/25/2025	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



INVOICE

INVOICE #	INVOICE DATE
954380	7/1/2025
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 Boulevard
Riverview, FL 33578

Invoice Due Date: July 31, 2025

Invoice Amount: \$17,704.17

Description	Current Amount
Monthly Landscape Maintenance July 2025	\$17,704.17

Invoice Total **\$17,704.17**

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

zebrapoolteam.com

Ventana CDD - 111010 Ventana Groves Blvd.

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

Invoice details

Invoice no.: 7926
Terms: Net 30
Invoice date: 06/01/2025
Due date: 07/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Commercial Pool Service	Monthly Full Service	1	\$1,650.00	\$1,650.00
2.	Refund	May 22nd Pool Drain Event - Water Bill Reimbursement for June	1	-\$662.08	-\$662.08

Total

\$987.92

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

Note to customer

This covers the difference of the water bill for June subtracted by the May water bill to reimburse Ventana CDD for the pool drain event on May 22, 2025.



A-Quality Pool Service
3940 Trump Place
Zephyrhills, FL 33542
info@a-qualitypools.net
813-453-5988

Invoice

Invoice Date	Invoice #
6/30/2025	977405
Balance	\$458.58

Bill To
Ventana CDD 11101 Ventana Groves Blvd. Riverview, FL 33578

Ship To
Ventana CDD 11101 Ventana Groves Blvd. Riverview, FL 33578

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	Due on receipt		7/8/2025			
Quantity	Description				Price Each	Amount
	Installed Ladder Rung -20" Elite Stainless Steel Ladder Tread w/o Hardware Ladder Rungs - Hardware Kit For Elite Ladder Treads - Field Shop Materials & Supplies -All Applicable Taxes and/or Labor Included -Quote #4471 -Completed 06/30/2025				458.58	458.58
					Total 458.58	
					Payments/Credits	\$0.00
					Balance Due	\$458.58

INVOICE

Fields Consulting Group, LLC
(dba. Mike's Signs)
11749 Crestridge Loop
Trinity, FL 34655-0017

signsandgraphicsbymike@gmail.co
m
+1 (727) 480-6514

Fields
CONSULTING GROUP, LLC
11749 Crestridge Loop
Trinity, FL 34655



Meritus

Bill to
Inframark
Ventana Groves CDD
Attn: Lisa Castoria
2005 Pan Am Circle #300
Tampa, FL 33607

Invoice details

Invoice no.: 3604
Terms: Due on receipt
Invoice date: 07/09/2025
Due date: 08/01/2025

Sales Rep: Mike Fields

#	Product or service	Description	Qty	Rate	Amount
1.	Install (Signage)	Custom "No Fishing - No Swimming" (12x18) white metal signs with black lettering (Black on the back).	2	\$50.00	\$100.00
2.	Install (Signage)	**NOTE: From the photo provided by the On-Site Manager, the existing posts are leaning and need to be pulled up and reset level by hammering them back into firmer soil. The new signs will then be attached with new bolt hardware.	2	\$75.00	\$150.00
Total					\$250.00

INVOICE

Fields Consulting Group, LLC
(dba. Mike's Signs)
11749 Crestridge Loop
New Port Richey, FL 34655-0017

signsandgraphicsbymike@gmail.co
m
+1 (727) 480-6514

Fields
CONSULTING GROUP, LLC
11749 Crestridge Loop
Trinity, FL 34655



Meritus

Bill to
Inframark
Ventana Groves CDD
Attn: Lisa Castoria
2005 Pan Am Circle #300
Tampa, FL 33607

Invoice details

Invoice no.: 3623
Terms: Due on receipt
Invoice date: 07/25/2025
Due date: 08/01/2025

P.O. Number: Per: Sam
Sales Rep: Mike Fields

#	Product or service	Description	Qty	Rate	Amount
1.	Install (Signage)	Installed client supplied "Playground sign with 2 posts"	1	\$75.00	\$75.00
Total					\$75.00

INVOICE

Finn Outdoor LLC

730 20th Ave N

Saint Petersburg, FL 33704

robb@finnoutdoor.com

+1 (813) 957-6075



Bill to

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

Ship to

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

Invoice details

Invoice no.: 2925

Terms: Due on receipt

Invoice date: 07/15/2025

Due date: 07/15/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion Restoration	Down Payment Invoice -- 33% (of \$163,250 total) for erosion restoration and rebuilding the back side of pond to creek area	1	\$53,827.50	\$53,827.50

Total

\$53,827.50

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

FLA POOLS

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



INVOICE

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

INVOICE 01194613
DATE 05/01/2025
TERMS Due on receipt

DESCRIPTION	AMOUNT
Install new battery for ADA SR Smith chair model 310-0000	281.25
Down payment 50%	
5% - Applied on Jun 1, 2025	14.06
5% - Applied on Jul 1, 2025	14.77

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 **\$310.08**

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 01194647
DATE 05/21/2025
TERMS Due on receipt

DESCRIPTION	AMOUNT
Vantana ADAArm - Down payment 50%	975.00
Replace ADA actuating arm on model 310-0000	
5% - Applied on Jul 2, 2025	48.75

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 **\$1,023.75**

INVOICE

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

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



Bill to
VENTANA CDD
11101 Ventana Groves blvd
Riverview
FL
33578

Ship to
VENTANA CDD
11101 Ventana Groves blvd
Riverview
FL
33578

Invoice details
Invoice no.: 202410316
Terms: Due on receipt
Invoice date: 06/17/2025
Due date: 06/17/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Concrete pier or footing with post anchor	Includes: 12" pier 5' deep with red head anchors, up to 4 1/4 cubic feet of 5 1/2 bag mix (3500 psi) concrete, and installation labor. Dig out, install and labor. Re install pavers and cut to fit around new footing Green: LEED considers concrete to be green when it contains at least 30% fly ash or slag in substitution for cement and 50% recycled concrete or aggregate, or 90% reclaimed or recycled content or aggregate. Note: Labor cost to remove up to 4 1/4 cubic feet of dirt and to discard in a job-site waste receptacle. Average life expectancy 200 years Average depreciation 0.5% per year Maximum depreciation 100%	12	\$405.00	\$4,860.00
2.		New Resort Cabana	Install New resort Cabana to match existing units Install and run electrical hook up for lights Pre-Engineered 115 MPH or 180 MPH Wind Load Capacity Sunbrella® Awning Grade Solid & Striped Colors Rigid Valance with Lace Bar	1	\$13,286.00	\$13,286.00

Attachments
Four (4) Traversing Track and Carrier
Curtains
Four (4) Curtain Tie-Backs and
Industrial Zippers
Center Ceiling Fan Mounting Plate (Fan
not included)
Polyester Powder Coat Painted Frame
(Black, White or Bronze)
8'-0" Upright Leg Clearance
Four (4) Square Base Plates
Eight (8) Fully Welded Peak Roof
Rafters
Steel Frame Construction

3.	Photo eye cell for lights in cabana.	Includes: Timer switch and labor to connect. Labor cost to remove a photo-electric timer and to discard in a job-site waste receptacle. Quality: 2000 watt, weatherproof, photo-electric timer switch with on-site adjustment for turn-on/off times. Average life expectancy 75 years Average depreciation 1.33% per year Maximum depreciation 100%	3	\$152.80	\$458.40
4.	Cabana Sun cover	New resort cabana Sunbrella cover 10 year manufacturers warranty against UV and Fade Mold and mildew resistance Match existing unit no sides Installation Labor to remove old and install new	2	\$3,286.00	\$6,572.00
5.	Engineering	Plan engineering for Footers/Pilings at pool cabanas	1	\$1,500.00	\$1,500.00
6.	Permit Hillsborough county		1	\$210.00	\$210.00

Ways to pay

BANK

Total \$26,886.40

Overdue 06/17/2025

View and pay



Howie's Plumbing, Inc.
PO Box 5005, Sun City Center, Florida 33571
United States
(813) 633-8923
CFC1429356

Invoice 59828946
Invoice Date 6/25/2025
Completed Date 6/25/2025
Technician Dewey JR.
Customer PO
Payment Term Due Upon Receipt
Due Date 6/25/2025
Job Address
Inframark/Ventana CDD
11101 Ventana Groves Boulevard
Riverview, FL 33578 USA

Billing Address
Inframark
2654 Cypress Ridge Boulevard #STE 101
Zephyrhills, FL 33544 USA

Description of Work

Task #	Description	Quantity	Your Price	Your Total
SVC-100	<p>5/28/25: Made adjustment to urinal in men's bathroom due to overflowing water. I was able to set the water flow rate to where it will still flush but not overflow and gave at least five test flushes to confirm no overflowing. I believe this is due to a standard toilet diaphragm being put in the urinal, and it is producing too much water.</p> <p>Also cleared a partial stoppage in the second to last stall in women's bathroom.</p> <p>Finally, the furthest, most sink in the men's bathroom and also the ADA sink are no longer in working condition. I believe this is due to the sensor unit malfunctioning I tried replacing batteries to which there was no change in functionality. Took pictures of the label of the unit so we can see how quickly we can order and replace parts.</p>	1.00	\$427.00	\$427.00
LF-170	<p>6/11/25: Replaced faucet in men's ADA stall. Currently all Faucets in women's restroom are in working condition and two out of three faucets in men's restroom are in working condition. We will need to make the same purchase we just did and replace one more sensor faucet in men's bathroom.</p> <p>Also while on site it was brought to my attention that there are three toilets in the women's restroom that are not producing a proper flush. Recommend at least three rebuild kits for Zurn standard commercial toilets. Also, recommend one urinal diaphragm to replace in men's bathroom.</p>	1.00	\$623.00	\$623.00
LF-170	<p>6/25/25: Furnish & installed new sensor faucet in men's bathroom. This installs to match the other two faucets and ensure all three faucets in men's bathroom are in working condition. No issues present after installation and testing. Pictures attached.</p>	1.00	\$623.00	\$623.00
TUR-170	<p>Replaced diaphragm in men's urinal to ensure water does not flow over when flushed. No issues present upon installation.</p> <p>Furnish & installed rebuild kits on four toilets in women's bathroom. No issues present after installation and testing of all four toilets.</p>	5.00	\$347.00	\$1,735.00
DISCT	Discount given to Inframark for having multiple rebuilds on same trip.	5.00	-\$25.00	-\$125.00

Sub-Total	\$3,283.00
Tax	\$0.00
Total Due	\$3,283.00
Balance Due	\$3,283.00

Thank you for choosing Howie's Plumbing, Inc.

****REVIEWS ARE VERY IMPORTANT FOR LOACALLY OWNED BUSINESSES. IF YOU WERE SATISFIED WITH THE SERVICE PROVIDED, PLEASE SCAN THE QR CODE BELOW AND LEAVE A GOOGLE REVIEW.****

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts. Payments by credit card will have an additional \$4.95 processing fee.

A handwritten signature in black ink, appearing to be 'RM' or similar initials, written in a cursive style.

5/28/2025

I find and agree that all work performed by Howie's Plumbing, Inc. has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

****REVIEWS ARE VERY IMPORTANT FOR LOACALLY OWNED BUSINESSES. IF YOU WERE SATISFIED WITH THE SERVICE PROVIDED, PLEASE SCAN THE QR CODE BELOW AND LEAVE A GOOGLE REVIEW.****

A handwritten signature in black ink, appearing to be 'RM' or similar initials, written in a cursive style.

5/28/2025



VENTANA CDD

DISTRICT CHECK REQUEST

Today's Date 6/18/2025

Payable To Ventana CDD

Check Amount **\$6,106.46**

Check Description Series 2018 - FY 25 Tax Dist. ID Dist 728

Check Amount **\$560.07**

Check Description Series 2021 - FY 25 Tax Dist. ID Dist 728

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

100%

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
6/9/2025	3,104.18	1,516.91	1,516.91	1,453.92	1,453.92	133.35	133.35	(0.00)	Dist 726
6/18/2025	13,037.56	6,371.04	6,371.04	6,106.46	6,106.46	560.07	560.07	(0.01)	Dist 728
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
TOTAL	2,278,846.02	1,113,598.57	1,113,598.57	1,067,352.51	1,067,352.53	97,894.94	97,894.95	(0.03)	
Net Total on Roll	2,274,169.63		1,111,313.36		1,065,162.21		\$ 97,694.05		
Collection Surplus / (Deficit)	4,676.39		2,285.21		2,190.32		200.90		



INVOICE

INVOICE #	INVOICE DATE
937521	6/20/2025
TERMS	PO NUMBER
Net 30	

Bill To:

Ventana CDD (TM)
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 (TM)

Address: 11101 Ventana Groves Blvd.
Riverview, FL 33578

Invoice Due Date: July 20, 2025

Invoice Amount: \$5,550.00

Description	Current Amount
Playground Mulch Installation Ventana CDD	
Mulch Install	\$5,550.00

Invoice Total **\$5,550.00**

Excellence
IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
953343	7/8/2025
TERMS	PO NUMBER
Net 30	

Bill To:

Ventana CDD (TM)
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 (TM)

Address: 11101 Ventana Groves Blvd.
Riverview, FL 33578

Invoice Due Date: August 7, 2025

Invoice Amount: \$8,000.00

Description	Current Amount
Palm Trimming 2025	
Arbor	\$8,000.00

Invoice Total **\$8,000.00**

IN COMMERCIAL LANDSCAPING

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

7C



Quarterly Compliance Audit Report

Ventana

Date: July 2025 - 2nd Quarter

Prepared for: Sandra Demarco

Developer: Inframark

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

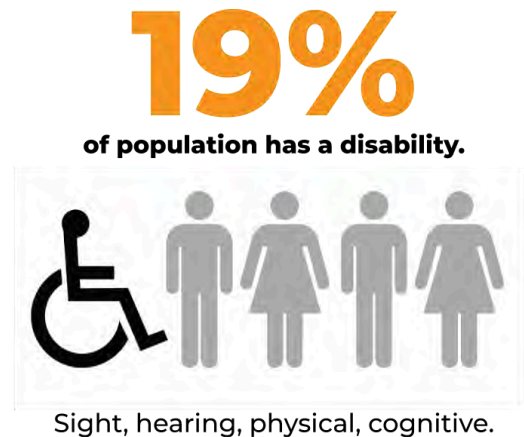
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

7D.



Proposal #: 586652

Date: 8/1/2025

From: Jason Geary

**Landscape Enhancement Proposal for
Ventana CDD**

Lisa Castoria
Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544
lisa.castoria@inframark.com

LOCATION OF PROPERTY

11101 Ventana Groves Boulevard
Riverview, FL 33578

July 2025 Emergency Call for Stuck Valve

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	6	\$70.00	\$420.00
1 Station Decoder, Wire Connectors, Drip Parts	1	\$406.00	\$406.00

- Emergency Call Received for Stuck Valve in Median Island
- Responded Found 1 Drip Zone Valve that was Malfunctioning (turning on and off)
- Valve was Located and Found the Decoder was Malfunctioning Causing the Valve to Turn on and off.
- Decoder Replacement Needed and Drip Repair Needed

Terms and Conditions: Signature below authorizes Yellowstone 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'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	\$826.00
Sales Tax	\$0.00
Proposal Total	\$826.00

THIS IS NOT AN INVOICE