

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

Sam Stevens, District Manager
Whitney Sousa, District Counsel
Robert Dvorack, District Engineer
Nathaniel Montagna, Field Manager

REGULAR MEETING AGENDA

Monday, October 20, 2025, at 6:00 p.m.

TEAMS Meeting Information

Meeting ID: 274 312 453 766 0

Passcode: ZQ9uy7Y4

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Motion to Approve the Agenda**
4. **Audience Comment** (*Each individual has the opportunity to comment and is limited to three (3) minutes for such comment*)
5. **Staff Report**
 - A. Advanced Aquatics Waterway/Ponds Inspection Report.....Page 2
 - B. Field Inspection Report Page 10
 - i. Ventana CDD Field Inspection Report
 - ii. Enclave at Ventana Field Inspection Report Landscape Report
 - C. Irrigation Report
 - D. District Engineer
 - i. Update on Ponds 8Page 19
 - E. District Counsel
 - F. District Manager
 - G. Onsite Manager
6. **Business Items**
 - A. Consideration of Resolution 2026-02; Re-designation of OfficersPage 20
 - B. Consideration of Resolution 2026-03; Goals, Objectives, Performance Measures and Standards FY2026Page 21
 - C. Consideration of Security/Pool Attendant ProposalsPage 26
 - D. Consideration of Amended and Restated Management and Financial Services Agreement.....Page 35
 - E. Consideration of Ditch Clean-out ProposalsPage 48
 - F. Consideration of Clubhouse Doors & Window TintingPage 51
 - G. Consideration of Wildlife-Proof Trash BinsPage 56
 - H. Consideration of Pest Control ProposalPage 61
 - I. Consideration of Resolution 2026-04; FY 2025 Budget AmendmentPage 72
 - J. Discussion of Clubhouse Rental Space from Bull Frog Creek CDD
 - K. Discussion of Key Fobs
7. **Consent Agenda Items**
 - A. Consideration of Minutes of September 17, 2025, Regular Meeting.....Page 75
 - B. Consideration of Operation and Maintenance Expenditures August 2025Page 79
 - C. Ratification of the Goals, Objectives, Performance Measures and Standards FY2025...Page 148
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**

The next meeting is scheduled for Wednesday, November 12, 2025, at 6:00 p.m.



Ventana Community Development District Waterway Inspection Report



Reason for Inspection:
Quality Assurance

Inspection Date:

9/30/2025

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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lakes@advancedaquatic.com

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Site Assessments

Pond 1

Comments:

Site Looks Good

Pond 1 continues to look great. The water level has only slightly dropped. A very minimal amount of trash was observed. No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds were previously treated and positive results were seen.



Pond 2

Comments:

Normal Growth Observed

Overall pond 2 looks great, but a normal amount of growth of Slender Spike Rush was present during this visit. This will be targeted for treatment during the upcoming visit. No issues were observed with algae or shoreline weeds. A minor amount of trash was observed around the shoreline perimeter.



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Site Assessments

Pond 3

Comments:

Normal Growth Observed

Overall pond 3 looks good. A few small patches of the submersed weed, Slender Spike Rush, was observed. This will be targeted for treatment during the upcoming visit. No issues were observed with algae or shoreline weeds. There was an erosion area observed around the inflow pipe on the southern bank. The water level on Pond 3 is low.



Pond 4

Comments:

Site Looks Good

Pond 4 continues to look great. Previous treatments for shoreline weeds, including Torpedograss, have shown positive results. No issues were observed with algae, submersed weeds, or shoreline weeds. The pond level is slightly below a normal level.



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Site Assessments

Pond 5

Comments:

Site Looks Good

Pond 5 continues to look great. Shoreline weeds were targeted on the last visit and show positive results. No issues were seen with algae, submersed weeds, or shoreline weeds. The water level is just slightly below a normal.



Pond 6

Comments:

Normal Growth Observed

Pond 6 looks good overall. A normal growth of Slender Spike Rush was observed. This new growth consist of a few patches around the shoreline. This will be targeted for treatment during the upcoming visit. No issues were observed with algae or shoreline weeds.



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Site Assessments

Pond 7

Comments:

Site Looks Good

Pond 7 looks great. The previous treatment of shoreline weeds, including Torpedograss and Alligator weed, have shown positive results. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 8

Comments:

Normal Growth Observed

A normal growth of two submersed weeds were observed. Baby Tears and Slender Spike Rush were both observed. The new growth is extremely minimal and will be targeted on the upcoming visit to prevent the new growth from expanding. A minimal amount of trash was observed, mostly in the southern end of the pond. The large erosion area is still present.



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Site Assessments

Pond 9

Comments:

Site Looks Good

Pond 9 continues to look great. Recent shoreline weed treatments have kept new growth to a minimum. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 10

Comments:

Site Looks Good

Pond 10 looks good. The water level has dropped significantly in comparison to last month's inspection visit. The shoreline weeds were previously treated and has kept new growth to a minimum. No issues were observed with algae, submersed weeds, or shoreline weeds. Erosion areas are still present, mainly a large spot near the inflow pipe which can be seen in the picture on the right.



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Waterway Inspection Report | Page 7

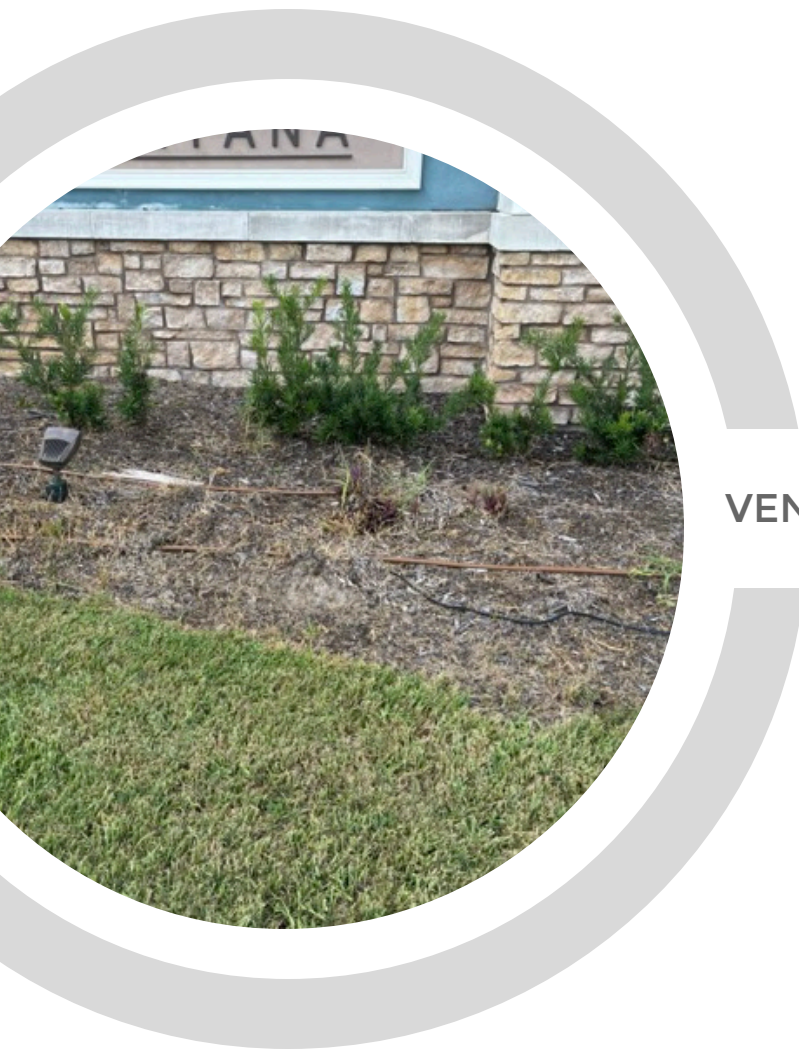
Map



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VENTAN CDD

Field report

Tuesday, September 30, 2025

Board Of Supervisors Board Of Directors

10 Items Identified

Nathaniel Montagna

Inframark

Symmes Rd Entrance

Assigned To: Yellowstone

Trash is cleaned up

Plant debris cleaned up

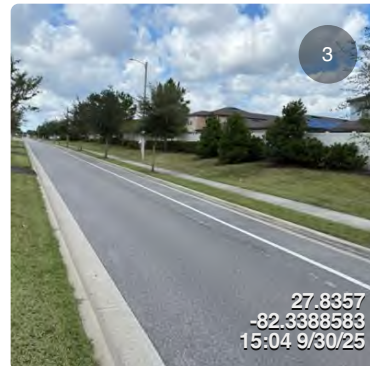
Photo 3 - Make sure we are pulling weeds through community this took Less than 5 minutes



Ventana Groves And Symmes Rd

Assigned To: Yellowstone

Well maintained



Symmes Rd

Assigned To: Board

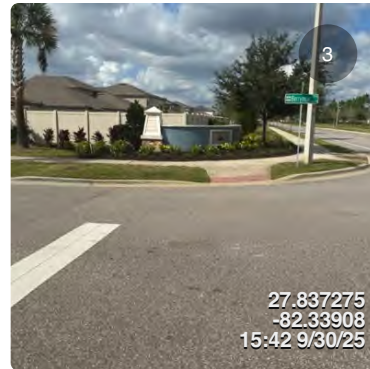
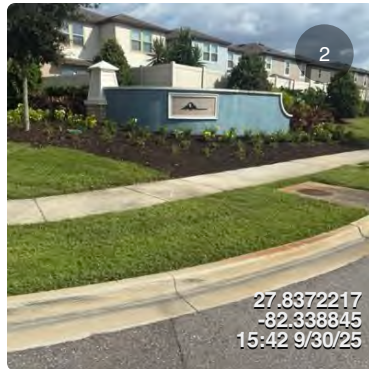
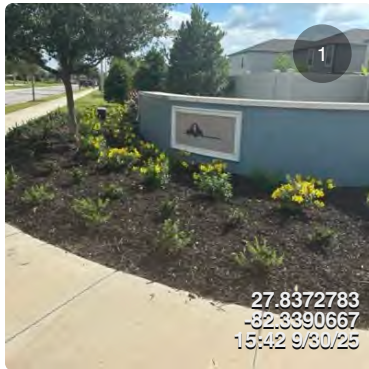
Construction still going on

Berryessa Entrances

Assigned To: Yellowstone

Well maintained

No issues

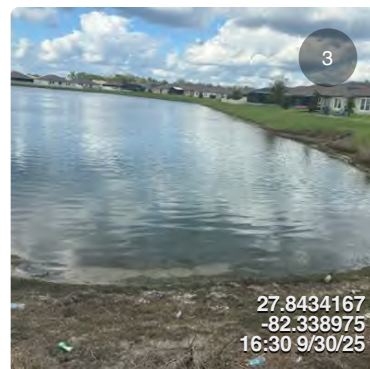
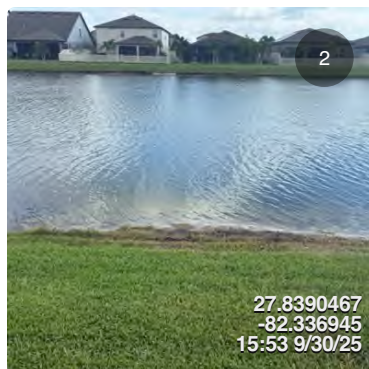
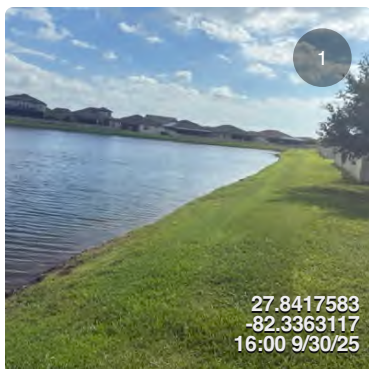


Pond

Assigned To: Advanced Aquatics And Yellowstone

Landscaping well maintained

Pick up trash throughout all ponds



Pocket Park Cakebread Ln

Assigned To: Yellowstone

Well maintained



Club House

Assigned To: Yellowstone

Well maintained

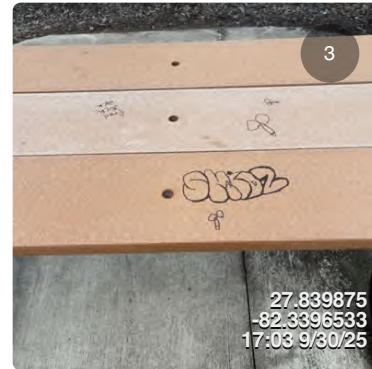
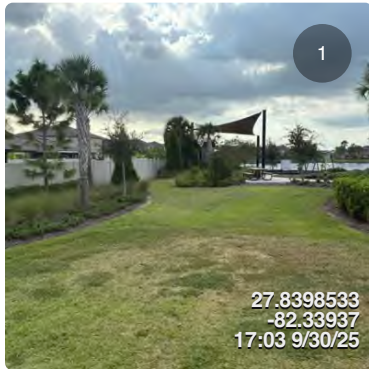


Park Area

Assigned To: Yellow Stone

Well maintained

Bench could use a cleaning



Field Blend Court Entrance

Assigned To: Yellowstone

Well maintained

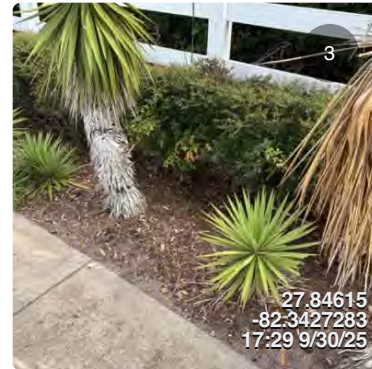
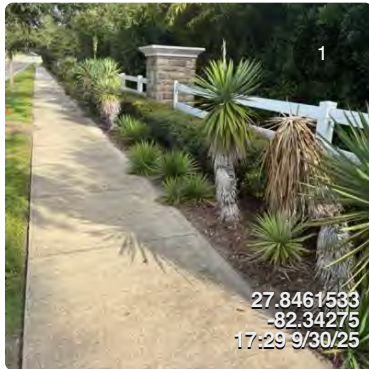


Cone Grove Rd

Assigned To: Yellowstone

Detail work needs to be hit

Pull dead debris





Enclave

Field report

Wednesday, October 1, 2025

Board Of Supervisors Board Of Directors

4 Items Identified

Nathaniel Montagna

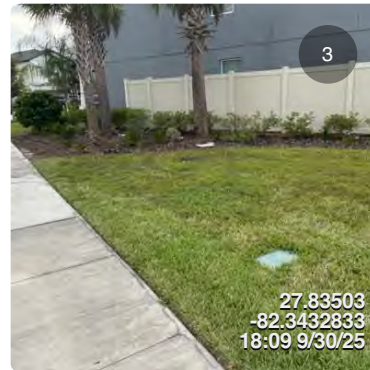
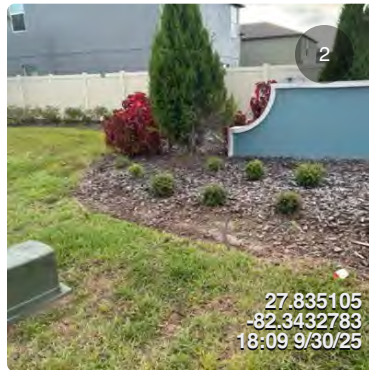
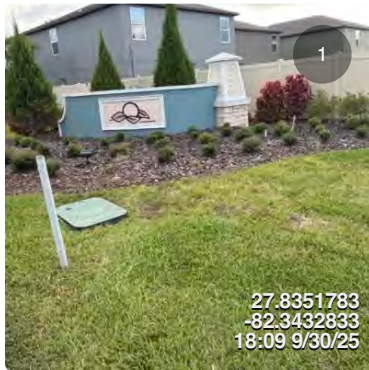
Inframark

Entrance

Assigned To: Yellowstone

Still trash behind monument sign

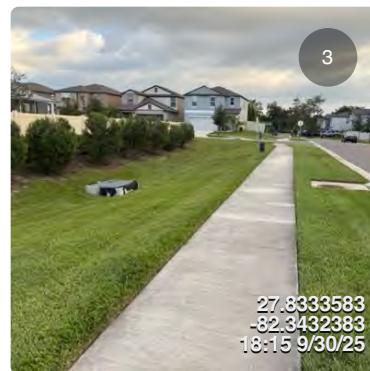
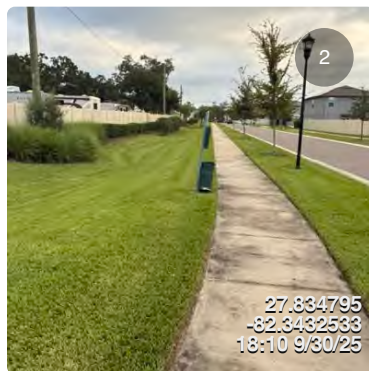
Well maintained



FernHill Dr

Assigned To: Yellowstone

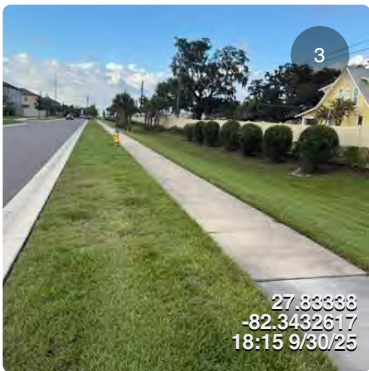
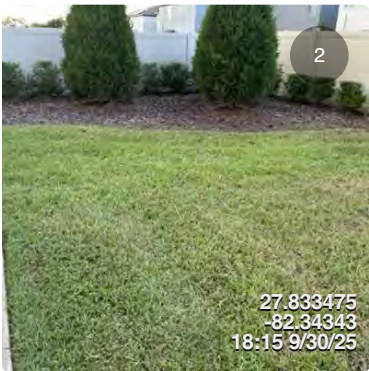
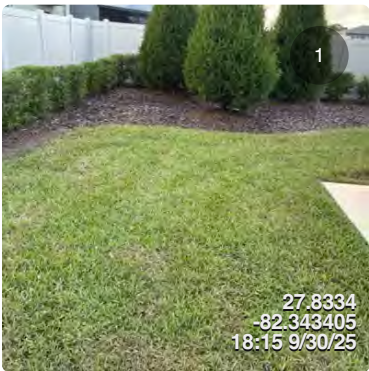
Well maintained



Mailbox Area

Assigned To: Yellowstone

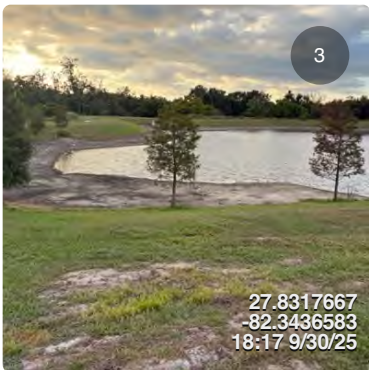
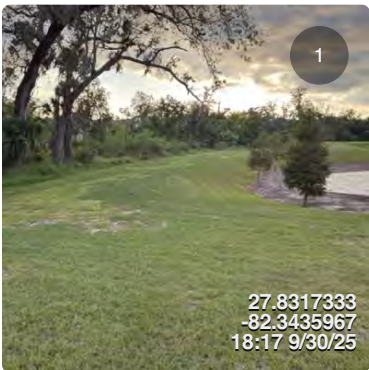
Well maintained



Pond/ Pump station

Assigned To: Yellowstone And Advanced Aquatics

Well maintained



ESTIMATE

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

Estimate details
Estimate no.: 2405
Estimate date: 10/09/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion/Pond Bank Restoration	Pond 8, Erosion Repair and MES Replacement -- Restore erosion with imported fill, erosion control geotextile, and sod to match surroundings; Remove broken concrete MES and pour new concrete MES.	1	\$10,800.00	\$10,800.00

Total \$10,800.00

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.

Accepted date Accepted by

RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF VENTANA
COMMUNITY DEVELOPMENT DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown to wit:

<u>Juan Carlos Reyes</u>	Chair
<u>Kelly Garcia</u>	Vice-Chair
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Kristee Cole</u>	Assistant Secretary
<u>Sam Stevens</u>	Assistant Secretary
<u>James Jones</u>	Assistant Secretary
<u>Gregory Creel</u>	Assistant Secretary
<u>Martha Rockovich</u>	Assistant Secretary
<u>Jennifer Goldyn</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20th DAY OF OCTOBER 2025

ATTEST:

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

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

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2025, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 20th DAY OF OCTOBER 2025.

ATTEST:

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Goals, Objectives, and Annual Reporting Form

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Ventana Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of twelve Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications). **Achieved:** Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year. *(or other deadline, as appropriate)*

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Ventana Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Ventana Community Development District



VENTANA
COMMUNITY DEVELOPMENT DISTRICT

Security Services Proposal

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Thank You	9

Founder & Owner

Introducing our experienced and dedicated team leader.



30

Years of Experience

In the Security and Investigative Industry

3

States Licensed to Service

Florida, New York, Maine

John Scanlon, the owner of JCS Investigations, has an extensive background in the private investigation and security industry. He is committed to safeguarding communities with the support of his skilled team. His expertise encompasses private security, crime prevention, community safety, police science, and both mobile and site surveillance. Originally from New York, John has established his home in Brandon, Florida, where he is eager to assist in protecting your community and businesses from vandalism, burglaries, and trespassing.

We are prepared to serve you and appreciate the opportunity to contribute to a safer environment for your business or community. Through effective communication, dedication, and the collaboration of our teams, we are confident that this will be a productive and rewarding partnership.

The following proposal is designed for your review to familiarize you with our team's policies and training. It also includes an overview of our competitive pricing and the exceptional services we are excited to offer.

Our Team



Who We Are

We firmly believe that each team member plays a vital role in achieving success, and we extend this principle to our prospective security personnel.

As our organization also includes a team of private investigators, we thoroughly vet each candidate to ensure the integrity of our officers. We personally meet each potential employee in the field prior to hiring to evaluate qualities that cannot be captured on paper. Our success is driven by our highly motivated staff, who value and encourage open communication and, above all, foster trusting relationships.

JCS Investigations is a large security organization with extensive reach, serving various establishments, communities, events, and conventions throughout Florida. We maintain a close-knit team and are selective in choosing both our employees and contracts. Some have likened us to a Private Police Department due to the advanced technologies and equipment we provide.

We guarantee excellence from our enthusiastic team, dedicated to keeping you safe, secure, and thriving.

The JCS Standard

1. Identification

All security officers must display their JCS ID and carry their Florida State-issued Security or "D" License at all times while on duty at any post or patrol.

2. Reporting

Our team is trained and required to file comprehensive reports on all incidents, access issues, and maintenance matters observed onsite.

3. Uniform

JCS uniforms are tailored to meet the regulations of our clients' facilities, as we represent both our company and yours. Uniforms must be clean, free from stains and excessive wrinkles, and paired with the appropriate uniform bottoms. Closed-toed shoes should be worn, free from any personal adornments.

4. Attitude

Each security officer at JCS Security Services is committed to maintaining a standard of excellence, demonstrating motivation and confidence in every situation, always with a positive demeanor.

Licensing & Training

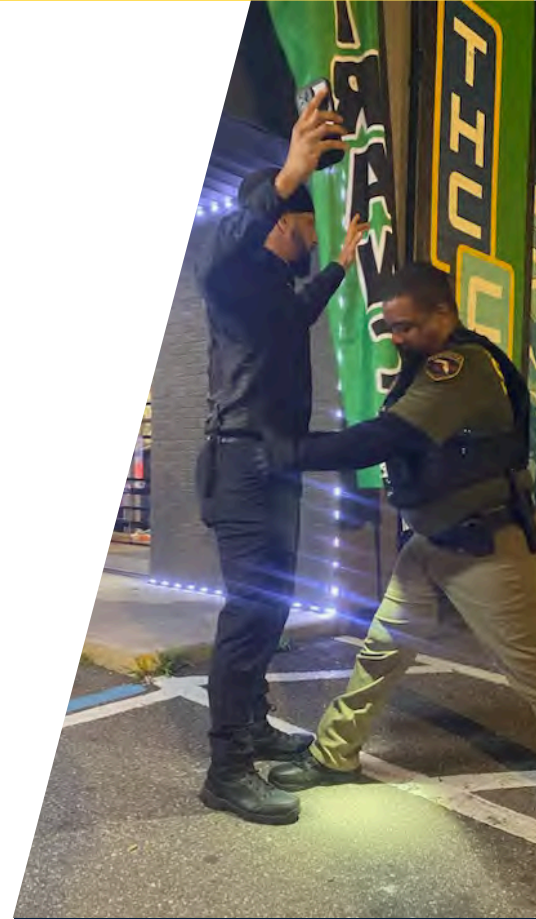
How we prepare to best serve you

Our security officers are required to hold a valid Security License issued by the state of Florida, in accordance with the guidelines set by the Department of Agriculture. This includes additional licensing for our armed guards, specifically the Florida G License.

Each officer must complete a minimum of 40 hours of professional training provided by a security officer school or training facility licensed by the Florida Department of Agriculture and Consumer Services.

Our company expects more than the standard two-year renewal process dictated by Chapter 493. We conduct an annual assessment of our team members' mental and physical fortitude and their adherence to our company's standards. JCS Security Services also provides regular tactical training to ensure our team possesses the skills necessary to protect effectively and de-escalate conflicts.

Moreover, we engage in communication workshops to enhance our ability to defuse difficult or tense situations, foster problem-solving, and build a positive rapport with community members. We are committed to addressing complaints or concerns to serve and protect homes more efficiently, ensuring that our clients and their patrons feel at ease and satisfied with our services.



JCS Investigations Licensing

Agency License A: 3000004

Agency License B: 3100293

Class D: All Officers

Class G: All Armed Officers

Equipment & Technology

We heavily invest in ways to innovate the space we operate in



ALPRs

On all patrol vehicles to make tracking vehicles tied with crimes easier



**Radar
Speed Indicators**

For placement onsite to slow down speeding



**Mobile
Command Center**

Our Central Monitoring Station



**Emergency
Service Unit**

First response for any health and safety emergencies onsite



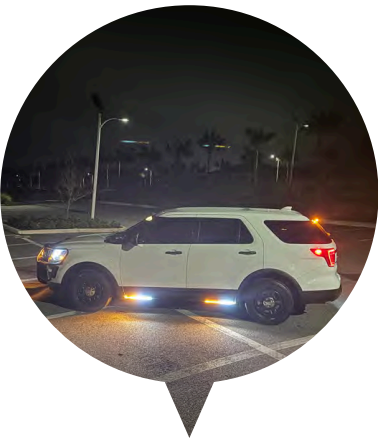
Patrol Scooters

Used for patrols where onsite officers are present



Light Towers

Used in areas in need of additional light, and deployed after hurricanes



**Undercover Anti-
Crime Vehicles**

Unmarked/Ghost vehicles utilized to fight crime



Bodycams

Worn by our patrol team for next level documentation

Proposed Cost of Service

Ventana CDD

Our onsite officers are all licensed, and trained in accordance with the policies outlined earlier in this proposal.

With all our shifts you will receive security reports. These reports will include timestamps, detail of the incident, photos, bodycam footage (*if applicable*), and who the officer is responding.

Roving Patrol is available upon request, and can be quoted separately. With this service you'd have access to full community reports outside of the Amenities, including parking and maintenance. We work with your approved towing company to tag and tow vehicles, and run license plates when suspected crimes are committed to further protect the community and it's assets.

Service	Scope	Price
Amenity Control Officer	One Officer 7 days/week Sunday: 12 PM - 9 PM Monday-Thursday: 5 PM - 9 PM Friday: 5 PM - 10 PM Saturday: 12 PM - 10 PM	\$22/hr per shift

Additional Included Services

Armed Guards:
Available upon request

Maintenance Reports:
In addition to our security and incident reporting, our team will complete maintenance reports as things are identified and provide to those on the approved distribution list

Schedule Changes:

District maintains the ability to adjust the scheduled hours with at least 7 days notice without penalty

Signature

Date

Invoices are issued Net 30. Termination of contract is 30 days written notice for all parties

Contact JCS Investigations



Email

Michael@myjcsservices.com

Phone

813-616-1405



Thank You!

We appreciate your consideration of JCS Investigations to protect your assets and needs

Exceptional Service



Committed to Quality and
Satisfaction

Community Focused



Safety

Service Driven



Innovative Practices for a
Better Future

AMENDED AND RESTATED MANAGEMENT AND FINANCIAL SERVICES AGREEMENT

This **Amended and Restated Management And Financial Services Agreement** (the “Agreement”) is made this 1st day of October 2025, between:

- 1) **VENTANA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (hereinafter the “District”); and
- 2) **INFRAMARK, LLC**, a Texas limited liability company registered in Florida, with its principal place of business at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 (hereinafter the “Service Company”)

BACKGROUND

The District and District Management Services entered into an agreement dated May 26, 2016, for District Management Services to provide various management services (the “Original Management Agreement”). District Management Services subsequently assigned the Original Management Agreement to Service Company. The District and Service Company now desire to amend and restate the Original Agreement as provided herein.

In consideration of the mutual promises in this Agreement, the parties agree as follows:

1) TERM AND TERMINATION

1.1 The term of this Agreement shall be for an initial period of one (1) year effective October 1, 2025, and shall automatically renew for additional one (1) year terms unless either party terminates upon the terms provided herein.

1.2 The District agrees that the Service Company may terminate this Agreement with cause by providing forty-five (45) days’ written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Service Company agrees that the District may terminate this Agreement immediately for cause by providing by providing forty-five (45) days’ written notice of termination to the Service Company stating a failure of the Service Company to perform according to the terms of this Agreement; provided, however, that the Service Company shall be provided a reasonable opportunity to cure any failure under this Agreement. Either party may terminate without cause by providing sixty (60) days’ written notice of termination to the other party. Upon any termination of this Agreement, the Service Company shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement.

1.3 This Agreement may be terminated upon the dissolution or court-declared invalidity of the District.

1.4 Upon termination, the Service Company shall be entitled to payment for all services rendered and reimbursed for

all reasonable costs and/or expenses incurred on behalf of the District through the date of termination, subject to whatever claims or off sets the District may have against the Service Company.

1.5 The Service Company may, at its discretion, suspend service on thirty (30) days’ written notice should the District fail to make payments in a timely manner, until such time as the account is made current.

2) SERVICE COMPANY’S SERVICES

2.1. Service Company shall provide the services as set forth in Schedule A attached to this Agreement (the “Services”).

2.2. [RESERVED].

2.3. Service Company may offer and/or District may request, that additional services be provided under this Agreement. In the event that the Service Company and the District agree upon a change in the scope of services to be provided under this Agreement, such agreement as well as the change in compensation, if any, shall be agreed to in writing by both Parties and will be invoiced in accordance with this Agreement.

2.4. In performing the Services, Service Company may rely on information supplied by the District and Service Company shall not be required to independently verify the accuracy and completeness of such information. In addition, although the Service Company may participate in the accumulation of information developed by others necessary for use in documents required by the District, Service Company is not responsible for verifying the accuracy of such information.

2.5. Nothing in this Agreement shall prohibit the Service Company from (a) performing water and wastewater utility management, customer services, utility billing, and operation and maintenance services for the District under a separate agreement; and (b) providing for the benefit of any other district services similar to the services provided to District. District hereby waives any and all conflicts of interest or potential conflicts of interest, it being specifically agreed to and understood that Service Company’s provision of such services to the District or to any other district shall not constitute a conflict of interest under this Agreement.

2.6. Even though Service Company's employees may include licensed attorneys and engineers, the District acknowledges that Service Company is not performing in the capacity of a law firm or an engineering firm when providing services under this Agreement. Service Company may offer general interpretation of documents, but legal opinions are obtainable only from the District's legal counsel.

2.7. Service Company shall provide the Services in a professional and workmanlike manner, and in accordance with generally accepted industry practices and applicable laws. THE SERVICE COMPANY EXPRESSLY DISCLAIMS ALL OTHER EXPRESS AND IMPLIED WARRANTIES UNDER LAW.

2.8. If the scope of Services requires the Service Company to administer or supervise the District's personnel, the Service Company shall not be responsible for any damages, losses, settlement payments deficiencies, liabilities, costs and expenses resulting from the failure of the District's employees to follow the instructions of the Service Company.

3) DISTRICT OBLIGATIONS

3.1. District shall:

3.1.1. Perform all duties and discharge all responsibilities and obligations not expressly assumed by the Service Company pursuant to the terms of this Agreement;

3.1.2. Obtain and maintain all state, federal, and local permits and licenses required to the extent that the responsibility of obtaining and maintaining such permits and licenses is not specifically assumed by the Service Company under this Agreement;

3.1.3. Comply with applicable law relating to the management of the District to the extent that the responsibility of complying with those laws is not specifically assumed by the Service Company under this Agreement (the Service Company shall not be responsible for the District's failure to comply with any provision of applicable law that is not otherwise specifically assumed by the Service Company hereunder); and

3.2. The Service Company shall have no liability for vendor late charges if the late charges are not the result of the Service Company's fault or negligence.

3.3. The District represents and warrants that:

3.3.1. It is duly incorporated, validly existing, and in good standing under the laws of its state;

3.3.2. It has all requisite power, financial capacity, and authority to execute, deliver, and perform its obligations under this Agreement;

3.3.3. The execution, delivery, and performance of this Agreement has been duly and validly authorized by it by all necessary action, and this Agreement constitutes the legal, valid, and binding agreement of it and is enforceable against it

in accordance with its terms;

3.3.4. It shall comply with all applicable federal, state, local, or other laws and regulations applicable to the performance by it of its obligations under this Agreement and shall obtain all applicable permits and licenses required of it in connection with its obligations under this Agreement;

3.3.5. There is no outstanding litigation, arbitrated matter or other dispute to which it is a party which, if decided unfavorably to it, would reasonably be expected to have a potential or actual material adverse effect on its ability to fulfill its obligations under this Agreement; and

3.4. The District shall operate as a body, dictated by the District legal documents and applicable laws. Authority lies in a majority vote of the Supervisors, and no Supervisor shall act independently unless authorized by a Board Resolution, the District's Rules of Procedure, or as otherwise authorized by law that empowers such Supervisor to make specific decisions independently or spend funds within a specified dollar range. District shall also appoint a liaison to communicate Board decisions to Service Company. If no liaison is named, it shall be the Chairman. The District acknowledges and agrees that in the course of providing the Services, it may be necessary for Service Company to use District computer systems, data systems, or networks, or to come into contact with District residents' personal information. District shall notify Service Company of any protocols for said systems and information, and Service Company shall follow all such protocols as provided, and shall not be liable for the loss or compromise of District systems or information unless due to the negligence or wrongful act of Service Company. If no protocols are provided, then Service Company shall treat such systems and information with the same degree of care and confidentiality as it treats its own systems and information and in accordance with all applicable laws, but no less than a reasonable degree of care. Notwithstanding anything in this Agreement to the contrary, Service Company is not liable for any liabilities, losses, damages, expenses, fines, or penalties incurred by the District or any third party as a result of a data security breach or other cyber security breach to the District's computer systems, operating systems, and all other technological or information systems related to the Services provided hereunder, except to the extent such liability, loss, damage, expense, fine, or penalty is the direct result Service Company's negligence or willful misconduct.

4) FEES AND PAYMENT

4.1. [RESERVED].

4.2. The District shall pay the Service Company the fees as established in Schedule B of this Agreement ("Annual Base Fee") plus related expenses (as may be described on the Miscellaneous Schedule of Charges in Schedule B) monthly as compensation for the Services set forth herein. The Base Fee shall be due on the first of the month during which the Services will be rendered. All other payments shall be due within thirty (30) days of the date of invoice. Disputes with invoices are waived if not raised within thirty (30) days of the date of invoice or as otherwise provided pursuant to Florida law.

4.3. Attendance of meetings is based on an allocation of up to thirteen (13) meetings per year, including a Budget meeting and workshops, with an allocation of up to three (3) hours per meeting scheduled. The Service Company will bill the District \$125 for each additional hour spent attending meetings. In addition, the Service Company shall bill the District double the prescribed hourly rate of \$125 for each hour spent attending meetings which are scheduled and conducted between the hours of 5:00 p.m. Friday and 9:00 a.m. Monday. The Service Company shall not charge for travel time to and from meetings.

4.4. Additional services not described on Schedule A which are rendered by the Service Company for or on behalf of the District, with the District's prior written consent, will be billed at a rate agreed to by the parties.

4.5. In the event of emergency repairs, Service Company is authorized to dispatch the vendor, without liability to the Service Company, to take whatever corrective action is necessary to repair the problem. The District will be notified immediately that such emergency action was taken.

4.6. The District shall reimburse the Service Company for all reasonable costs or expenses incurred by the Service Company as provided for in the "Miscellaneous Schedule of Charges" attached to the Agreement and incorporated herein by reference, or with the written consent of the District, in and directly attributable to its fulfilling its duties under this Agreement, including, but not limited to, postage costs, supplies costs and costs to reproduce documents. Such costs and expenses are payable by the District to the Service Company.

4.7. The Service Company reserves the right to modify, with approval of the Board of Supervisors, any of the applicable fees listed in the "Miscellaneous Schedule of Charges," attached to the Agreement, to bring them in line with current business practice.

4.8. For each fiscal year of the District, the compensation payable to the Service Company under the terms and conditions of this Agreement shall be in an amount approved by the District in its final fiscal year budget. Each fiscal year the District will consider price adjustments to compensate for market conditions and the anticipated type and amount of work to be performed by the Service Company during the upcoming fiscal year of the District. In no event shall the compensation payable to the Service Company be reduced, unless agreed to by the District and Service Company, in writing.

4.9. If the fiscal year budget is not approved prior to the first day of the fiscal year, the Service Company's compensation under this Agreement will continue at the rate currently in effect at the time of the renewal. The subsequent approval of the budget will result in a retroactive fee adjustment, which will be invoiced in the first month following approval of the budget.

4.10. To the extent allowable under applicable law, any and all late payments due to either party from the other shall accrue

interest at a rate of one and one-half percent (1 ½%) per month from the original due date and until payment is received, unless waived by agreement.

5) INDEMNIFICATION AND LIMITATION

5.1. SERVICE COMPANY'S TOTAL LIABILITY FOR ANY ACTION OR BREACH OF THIS AGREEMENT SHALL BE LIMITED TO THE AMOUNTS OF INSURANCE CONTRACTUALLY REQUIRED HEREUNDER AND THE AMOUNTS ACTUALLY PAID UNDER THE REQUIRED INSURANCE POLICIES, OR FOR ALL OTHER CLAIMS, AN AMOUNT EQUAL TO TWICE THE COMPENSATION PAID IN THE YEAR THE DISPUTE AROSE.

5.2. TO THE EXTENT PERMITTED BY LAW AND THIS SECTION 5, DURING THE TERM OF THIS AGREEMENT, EACH PARTY (THE "INDEMNIFYING PARTY") SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OTHER PARTY AND THEIR RESPECTIVE OFFICERS, STAFF, SUCCESSORS AND ASSIGNS (EACH IS REFERRED TO HEREIN AS AN "INDEMNIFIED PARTY") AGAINST ANY AND ALL LIABILITY FOR DAMAGES, COSTS, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, RESULTING FROM ANY CLAIM ASSERTED BY A THIRD PARTY AGAINST THE INDEMNIFIED PARTY FOR WRONGFUL DEATH, BODILY INJURY, AND/OR PROPERTY DAMAGE, BUT ONLY TO THE EXTENT CAUSED BY THE WILLFUL OR NEGLIGENT ACTS OR OMISSIONS OF THE INDEMNIFYING PARTY. SERVICE COMPANY AGREES THAT NOTHING HEREIN SHALL CONSTITUTE OR BE CONSTRUED AS A WAIVER OF THE DISTRICT'S LIMITATIONS ON LIABILITY CONTAINED IN SECTION 768.28, FLORIDA STATUTES, OR OTHER STATUTE.

5.3. UNDER NO CIRCUMSTANCES SHALL SERVICE COMPANY BE RESPONSIBLE FOR ANY DAMAGES, LOSSES, SETTLEMENT, PAYMENT DEFICIENCIES, LIABILITIES, COSTS AND EXPENSES CAUSED BY THE EXECUTION OR IMPLEMENTATION OF SPECIFIC INSTRUCTION OR DIRECTIONS PROVIDED BY THE DISTRICT'S BOARD OF SUPERVISORS OR DULY DESIGNATED AGENTS OR REPRESENTATIVES.

5.4. NOTWITHSTANDING ANY PROVISION TO THE CONTRARY, CONTAINED IN THIS AGREEMENT, IN NO EVENT SHALL THE SERVICE COMPANY OR THE DISTRICT BE LIABLE, EITHER DIRECTLY OR AS AN INDEMNITOR, FOR ANY SPECIAL, PUNITIVE, INDIRECT AND/OR CONSEQUENTIAL DAMAGES, INCLUDING DAMAGES ATTRIBUTABLE TO LOSS OF USE, LOSS OF INCOME OR LOSS OF PROFIT EVEN IF SUCH PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

5.5. THE DISTRICT SHALL NOT HOLD THE SERVICE COMPANY LIABLE FOR ANY LOSSES OR DAMAGES, JUDGMENTS, CAUSES OF ACTION, SUITS, DEMANDS OR CLAIMS OF ANY CHARACTER OR KIND, TO THE EXTENT ARISING OUT OF OR ATTRIBUTABLE

TO THE ACTS OR OMISSIONS OF THIRD PARTIES CONTRACTED WITH TO PERFORM SERVICES FOR THE DISTRICT OR IN FULFILLMENT OF THE SERVICES PROVIDED TO THE DISTRICT UNLESS THE SERVICE COMPANY FAILED TO EXERCISE REASONABLE CARE TO SELECT ONLY THIRD PARTIES COMPETENT TO PROVIDE THE SERVICES CONTRACTED FOR OR FAILED TO PROVIDE SUCH THIRD PARTIES WITH ADEQUATE DIRECTION AS REQUIRED UNDER THIS AGREEMENT.

5.6. The District shall not hold the Service Company liable for any loss of records to the extent arising out of or attributable to unforeseeable occurrences caused through no fault of the Service Company, including but not limited to fire, theft, vandalism, force of nature, or acts of God. Service Company shall take reasonable measures to prevent the loss of such records, including keeping backups and implementing policies which are standard in the industry for companies charged with recordkeeping responsibility.

5.7. In the event that a party receives notice of or undertakes the defense or prosecution of any action, claim, suit, administrative or arbitration proceeding or investigation consistent with its indemnity obligations hereunder, such party shall give the other party prompt notice of such proceedings and shall inform the other party in advance of all hearings regarding such action, claim, suit, proceeding or investigation.

5.8. This indemnification shall not be construed as a waiver of the District's sovereign immunity under state law, and is subject to the limitations set forth under state law.

6) INSURANCE

6.1. The Service Company shall provide and maintain insurance as provided in this section. The Service Company will furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida. The Service Company shall provide and maintain the following levels of insurance coverage:

6.1.1. Commercial Crime/ Fidelity Insurance with a per loss limit of one million dollars (\$1,000,000.00);

6.1.2. Professional Liability insurance with an aggregate limit of two million dollars (\$2,000,000);

6.1.3. General Liability insurance with a per occurrence limit of one million dollars (\$1,000,000); and

6.1.4. Workers compensation coverage as provided by and in the amounts specified by state law.

6.1.5. Automobile Liability insurance with an aggregate limit of one million dollars (\$1,000,000); and

6.1.6. Excess Liability insurance with an aggregate limit of two million dollars (\$2,000,000).

6.2. The above General Liability and Excess Liability

policies must list the District and its officers, supervisors, and staff as additional insureds.

6.3. None of the policies above may be canceled during the term of this Agreement (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District.

6.4. The District shall maintain the following minimum levels of insurance coverage:

6.4.1. Director's and officer's liability policy in an amount of not less than one million dollars (\$1,000,000) in aggregate coverage and such policy shall name the Service Company as an additional insured.

6.4.2. Property insurance in accordance with their by-laws and such policy shall against name the Service Company as an additional insured;

6.4.3. Commercial General liability insurance including bodily injury, property damage, personal and advertising injury, and blanket contractual liability with a per occurrence limit of one million dollars (\$1,000,000) and two million dollar (\$2,000,000) aggregate and such policy shall name the Service Company as an additional insured; and

6.4.4. Auto Liability insurance with a per occurrence limit of one million dollars (\$1,000,000) and two million dollar (\$2,000,000) aggregate (covering hired and non-owned autos) and such policy shall name the Service Company as an additional insured.

6.5. Such insurance provided by District shall be primary and noncontributory coverage to Service Company as additional insured for all claims covered thereby and shall not seek contribution in any way from insurance maintained by Service Company. District and Service Company waive against each other all damages covered by commercial general liability, auto liability, and property insurance provided herein, except such rights as they may have to the proceeds of such insurance. District shall require similar waivers of subrogation from District's separate contractors, and shall require each of them to include similar waivers in their contracts.

6.6. The District shall ensure that all companies providing services to the District shall name on all applicable policies maintained by such companies Services Company as an additional insured and shall indemnify, defend, and hold harmless the Service Company for all claims, losses causes of action, costs and expenses, including reasonable attorney fees arising from or related to the services provided by said company. District shall require waivers of subrogation from District's separate contractors, and shall require each of them to include similar waivers in their contracts.

6.7. District hereby waives any and all claims against Service Company, including Service Company's employees, agents, affiliates, for property damage or bodily injury occurring in, on, or around the District's premises, whether caused by peril, accident, theft or from any cause whatsoever, other than solely caused by the willful misconduct of Service Company.

6.8. District agrees that Service Company is not

responsible for recommending or providing the insurance coverage for the District. And any insurance provided by District is primary as per Section 6.5.

6.9. All insurance shall be written with insurance companies with an A.M. Best rating of A-, VII or higher. All liability policies shall contain a severability of interest clause. All insurance shall provide that notice of default or cancellation shall be sent to Service Company as well as District and shall require a minimum of thirty (30) days written notice to Service Company prior to any cancellation of or changes to said policies. District agrees to provide Service Company with certificates evidencing such insurance, including the additional insured endorsement, or with copies of such policies, including all endorsements, within ten (10) days of the execution of this Agreement.

7) DISPUTES

7.1 In the event of any disputes, the parties shall first attempt to resolve the situation by good faith discussions which shall take place in a timely manner. If the dispute cannot be resolved within sixty (60) days, the parties shall mediate their dispute before a mediator acceptable to both parties, if they cannot agree, they shall ask the Director of the Federal Mediation and Conciliation Service to nominate a mediator. The parties shall bear their own costs of the mediation but the parties shall share equally the costs of the mediator and the mediation Services.

7.2 [RESERVED].

8) FORCE MAJEURE

A party's performance of any obligation under this Agreement (except for payment obligations) shall be excused if, and to the extent that, the party is unable to perform because of any event of Force Majeure. The party unable to perform shall be required to resume performance of its obligations under this Agreement as soon as reasonably practicable following the termination of the event or cause that excused performance hereunder. Force Majeure is defined as any act, event or condition to the extent that it adversely impacts the cost of performance of, or adversely affects the ability of, either party to perform any obligation under this Agreement (except for payment obligations) to a material extent if such act, event or condition, in light of any circumstances that should have been known or reasonably believed to have existed at the time, is beyond the reasonable control and is not a result of the willful or negligent act, error, omission or failure to exercise reasonable diligence on the part of the party relying thereon.

9) PUBLIC RECORDS

9.1 The Manager will be the public records custodian for the District. In connection with its services to District, the Manager agrees to fully comply with the provisions of Section 119.0701, Florida Statutes, pertaining to Florida's Public Records Law. Said compliance will include the Manager taking appropriate and necessary steps to comply with the provisions of Section 119.0701(2)(b), Florida Statutes, including, without limitation, the following:

9.1.1. The Manager shall keep and maintain public records required by the District to perform the services hereunder.

9.1.2. Upon a request for public records received by the District, the Manager shall provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or otherwise provided by law.

9.1.3 The Manager shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the agreement term and following completion of this Agreement if the Manager does not transfer the records to the District.

9.1.4 Upon completion of this Agreement, the Manager shall transfer, at no cost, to the District all public records in possession of the Manager consistent with Florida law. All records stored electronically by the Manager must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

9.1.5 The District shall make all determinations as to what constitutes confidential or exempt public records.

9.1.6 Service Company shall follow the requirements of the District's adopted Records Retention policy and destroy all records in accordance with the requirements of the law.

9.1.7 Failure of the Manager to comply with Section 119.0701, Florida Statutes may subject the Manager to penalties under Section 119.10, Florida Statutes. Further, in the event the Manager fails to comply with this Section or Section 119.0701, Florida Statutes, the District shall be entitled to all remedies at law or in equity. The following statement is required to be included in this Agreement pursuant to Section 119.0701(2), Florida Statutes:

IF THE MANAGER HAS QUESTIONS REGARDING THE APPLICATION CHAPTER 119, FLORIDA STATUTES, TO THE MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR INFRAMARK, LLC, TELEPHONE: (954) 603-0033, EMAIL: PUBLICRECORDS@INFRAMARK.COM AND MAILING ADDRESS: 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607.

10) MISCELLANEOUS

10.1. Where agreement, approval, acceptance, consent or similar action by either party hereto is required by any provision of this Agreement, such action shall not be unreasonably delayed or withheld. Each party will cooperate with the other

by, among other things, making available, as reasonably requested by the other, management or board decisions, information, approvals, and acceptances in order that each party may properly accomplish its obligations and responsibilities hereunder. Should a party withhold such cooperation as detailed in this Section, the other party shall not be liable for late fees, fines, or other damages or delay as a result.

10.2. The headings and titles to the sections of this Agreement are inserted for convenience only and shall not be deemed a part hereof or affect the construction or interpretation of any provision.

10.3. No remedy herein conferred upon any party is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to every other remedy now or hereafter existing at law or in equity or by statute or otherwise, including injunctive relief.

10.4. If any provision of this Agreement or application thereof to anyone or under any circumstances is adjudicated to be invalid or unenforceable in any jurisdiction, such invalidity or unenforceability shall not affect any other provision or application of this Agreement which can be given effect without the invalid or unenforceable provision or application and shall not invalidate or render unenforceable such provision or application in any other jurisdiction.

10.5. This Agreement shall be construed without regard to the party that drafted it. Any ambiguity shall not be interpreted against either party and shall, instead, be resolved in accordance with other applicable rules concerning the interpretation of contracts.

10.6. This Agreement contains the entire agreement between District and Service Company and supersedes all prior or contemporaneous communications, representations, understandings or agreements that are not consistent with any material provision of this Agreement; for the avoidance of doubt, this Agreement shall supersede and replace the Original Agreement.

10.7. The parties may only modify this Agreement by a written amendment signed by both parties.

10.8. The failure on the part of either party to enforce its rights as to any provision of this Agreement shall not be construed as a waiver of its rights to enforce such provisions in the future.

10.9. In the event of termination, cancellation or failure to renew, District agrees, for a period of twelve (12) months from the date of termination, not to engage or attempt to engage the services of anyone who is employed by Service Company (or was employed by Service Company at any time within one (1) year prior to the date of termination) for the performance of identical or similar services.

10.10. This Agreement shall be binding upon the successors and assigns of each of the parties. This Agreement shall not be assigned by either party without the prior written consent of the other party unless such assignment shall be to a parent,

subsidiary, affiliate, or successor of either Party. When written consent of a party is required, such consent shall not be unreasonably withheld.

10.11. This Agreement shall be construed under and in accordance with the laws of the State of Florida, and all obligations of the parties created hereunder are enforceable in the federal or state court having appropriate jurisdiction thereof.

10.12. All notices will be in writing and shall be deemed given when mailed by first class mail or delivered in person. Notices required to be given to the parties by each other will be addressed to:

To Service Company:

Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
ATTN: Chris Tarase, President

With a copy to:

Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
ATTN: Legal Department

Straley Robin Vericker
1510 W. Cleveland St.
Tampa, Florida 33606
Attn: District Counsel

10.13. All records compiled by Service Company with information and material gathered when performing this Agreement are the property of District.

10.14. This Agreement may be executed in more than one counterpart, each of which shall be deemed an original.

11) E-VERIFY REQUIREMENT

11.1. The District is subject to the requirements of section 448.095, Florida Statutes, pertaining to the use of the E-Verify system to confirm the work authorization status of all employees hired on or after January 1, 2021. By signing this Agreement, Service Company acknowledges and confirms that it is registered with and uses the E-Verify system to confirm the work authorization status of all new hires. Service Company further confirms that it shall only subcontract work to be performed under this Agreement to subcontractors who are registered with and use the E-Verify system and have provided to Service Company the affidavit described in section 448.095(2)(b). Service Company must maintain a copy of the subcontractor's affidavit for the duration of this Agreement. By entering into this Agreement, the Service Company represents that no public employer has terminated a contract with the Service Company under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

11.2. Upon a good faith belief that Service Company has knowingly violated section 448.09(1), District may terminate

this Agreement. Such termination shall not constitute a breach by the District.

11.3 Upon a good faith belief that any of Service

Company's subcontractors have knowingly violated section 448.09(1), but the Service Company otherwise complied with this subsection, Service Company shall promptly terminate its contract with the subcontractor.

IN WITNESS WHEREOF, the parties have duly executed this Agreement effective as of the date at the top of this Agreement.

INFRAMARK, LLC

**VENTANA COMMUNITY
DEVELOPMENT DISTRICT**

By: Chris Tarase

Title: President

Date: _____

Printed Name: _____

Title: _____

Date: _____

Schedule A

Scope of Services

All services required for the management of a community development district under Chapter 189, Florida Statutes, Chapter 190, Florida Statutes and all other applicable Federal, Florida, and local laws (including the ordinance(s) and resolution(s) relating to the District and any interlocal agreements). All services should be completed on a timely basis.

Specifically, the Service Company shall provide the following services to, for, and on behalf of the District:

A- FINANCIAL ACCOUNTING SERVICES

- 1- Prepare the District's budget at the District's direction.
- 2- Implement the District's budget directives.
- 3- Preparation of monthly financial reports for the regular District meetings.
- 4- Submit preliminary budget to the District as required under applicable law or District policy.
- 5- Modify preliminary budget for consideration by the District at the District's advertised Public Hearing.
- 6- Coordinate budget preparation with District's Board, Engineer, and Attorney.
- 7- Prepare the budget resolution approving the District's budget and authorization to set public hearing.
- 8- Prepare budget and assessment resolutions as required by applicable law.
- 9- Prepare annual financial report for units of local government.
- 10- Prepare of Public Depositor's Report and distribution to State Treasurer.
- 11- Provide all required annual disclosure information to the local government in the county in which the District resides.
- 12- Coordinate and distribute Annual Public Facilities Report and distribute to appropriate agencies.
- 13- Prepare all required schedules for year-end audit.
- 14- Oversee capital and general fund accounts.

- 15- Prepare required investment policies and procedures at the District's direction.
- 16- Administer purchase order system, periodic payment of invoices.
- 17- Coordinate tax collection and miscellaneous receivables.
- 18- Establish Government Fund Accounting System in accordance with the Uniform Accounting System prescribed by Department of Banking and Finance for Government Accounting, Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB).
- 19- Prepare and coordinate applications for federal ID numbers and tax exemption certificates.

B- MANAGEMENT AND RECORDING SERVICES

- 1- Attend up to 13 meetings/workshops of the District Board of Supervisors and provide meaningful dialogue on the issues before the District Board of Supervisors for action.
- 2- Record all meetings of the District.
- 3- Organize, conduct, and provide summary minutes for all meetings of the District. This includes, but is not limited to, scheduling meetings, providing agenda packages and meeting materials in the form requested by the Board of Supervisors, and publishing Board meeting, public hearing notices, and landowner election notices as directed by the District; for avoidance of doubt, the Service Company does not provide any legal advice and does not make any recommendations as to how to apply with applicable laws.
- 4- Consult with the Board of Supervisors and its designated representatives, and when necessary, organize such meetings, discussions, project site visits, workshops, and hearings as may pertain to the administration and accomplishment of the various projects and services provided by the District.
- 5- Provide Oath of Office and Notary Public for all newly elected members of the District Board of Supervisors.
- 6- Prepare agenda for budget hearings.
- 7- Prepare all the meeting agendas and coordination of receipt of sufficient material for the District's Board of Supervisors to make informed policy decisions.
- 8- Prepare and advertise all notices of meetings as required.
- 9- Maintain the District's seal.

- 10- Act as the primary point of contact for District-related matters
- 11- Ensure all required procedures for the District are properly followed and executed, including provision of required compliance and disclosure information to local governments; Service Company shall work with the District as need be to ensure all required procedures are properly followed and executed.
- 12- Solicit bids for the District's contract services for the District's approval and serve as a liaison between the District and contractors to observe the monthly performance of the work of companies supplying the services related to the operation and maintenance of the District's public infrastructure
- 13- Make recommendations and assist in matters relating to solicitation, approval, rejection, amendment, renewal, and cancellation of contracts for services to the District. In advance of expiration of contracts, the Service Company shall advise the District as to need for renewal or additional procurement activities and implement same. The Service Company shall work with the District's attorney and engineer in fulfilling these requirements. The Service Company's project management (the onsite management of specific large maintenance and/or capital projects) will require an additional project management fee. Any such project management fee must be approved in advance the District; provided, however, that in the event of an emergency, the Service Company may provide project management services for a reasonable project management fee.
- 14- Coordinate and provide contract administration for any services provided to the District by outside vendors. Contract administration will not require any "project management" (i.e. oversight of construction and/or engineering work that may require professional certifications or other expertise that the Service Company's personnel may not possess).
- 15- Preparation of specifications and coordination for insurance and independent auditor services.
- 16- Process and assist in investigation of insurance claims, in coordination with District Counsel.
- 17- Responding to any community complaints or requests for service from residents.
- 18- Monitor certificates of insurance as needed per contracts.
- 19- Procure, renew, or maintain all necessary insurance for the District as directed and authorized by the District
- 20- Maintain an action item list of tasks and follow ups from meetings.

- 21- Coordinate with the District's ADA document remediation vendor (and website vendor) to ensure the District's website has the content required by Florida (and is on the website for the appropriate duration) and includes any additional information or materials requested by the Board.

C- SPECIAL ASSESSMENT SERVICES

- 1- Prepare assessment resolution levying the assessments on the property in the District and prepare assessment rolls.
- 2- Prepare and maintain a property database by using information obtained by local Property Appraiser's secured roll.
- 3- Review and compare information received from the Property Appraiser to prior years' rolls, to ensure that the District rolls are in compliance with the law and that the Service Company has obtained all the pertinent information to prepare accurate assessments.
- 4- Periodically update the database for all activity such as transfer of title, payment of annual assessment, prepayment of principal.
- 5- Act as the primary contact to answer property owner questions regarding special assessments, tax bills, etc. and provide pay off information upon request to property owner.
- 6- Upon adoption of the budget and assessments, coordinate with the office of the Property Appraiser and Tax Collector to ensure correct application of assessments and receipt of District funds.
- 7- Act as primary contact to answer property owners' questions regarding the Capital Assessment.

D- FIELD SERVICES –

- 1- Perform a monthly inspection of the District's property and maintenance responsibilities; provided however, such inspection shall exclude the District's pool facilities or maintenance performed for said pool facilities.
- 2- Provide monthly inspection report with pictures and recommendations for repairs to the District; provided however, the Service Company shall not be responsible for performing such repairs unless otherwise agreed to by the parties in writing; and
- 3- Notify the District about deficiencies in the services performed by its vendors; provided however, this shall not apply to lifeguard, lifeguard services, or similar services.

E- EXCLUSION TO SERVICES

Service Company specifically excludes from its scope of services the following services to, for, and on behalf of the District:

- 1- Employing lifeguards for the benefit of the District, performing any lifeguard or similar services, or supervising or overseeing lifeguards hired by the District;
- 2- Direct contracting for lifeguard, lifeguard services, or similar services;
- 3- Evaluating lifeguard service providers' performance and making recommendation to the District;
- 4- Performing any pool operations or maintaining and repairing the pool and its related appurtenances;
- 5- Developing pool and amenity center rules or policies;
- 6- Verifying that the lifeguard or pool attendants are acting in accordance with their contracts or obligations under local or state guidelines;
- 7- Handling any performance issues or complaints regarding the lifeguard or pool attendants; and
- 8- Performing or providing any inspection services or walk throughs on lifeguard or pool attendants or at pool facilities.

Schedule B Fee Schedule

I. ANNUAL BASE FEE

The Annual Base Fee beginning October 1, 2025 shall be \$62,126.00 (\$5,177.17 per month). Base fee includes District Management, Accounting, Collections and Administrative Support Services.

Dedicated onsite manager shall be \$52,224.00 (\$4,352.00 per month).

Field Services (Per Section D in Schedule A) provided at an annual rate of \$12,000.00 billed at \$1,000.00 monthly.

Disclosure Services provided for an annual rate of \$8,400.00.

II. MISCELLANEOUS SCHEDULE OF CHARGES

Additional Meetings - Beyond those defined in the negotiated agreement	\$150.00 per hour
Mail Distribution	
General Distribution- Includes label, folding, insertion of up to two items and delivery to the post office	\$0.35 per piece
General Distribution - Additional inserts over two	\$0.03 per additional page
Labels	\$0.07 each
Certified Mail	Current rate charged by postmaster plus handling charge of \$5.00
Postage	Current rate charged by postmaster (no add on)
Copies	
Black and white, single sided	\$0.18 per copy, up to 100 copies \$0.10 per copy thereafter
Color (single sided)	\$0.50 per copy
Black and white, duplex (two-sided)	\$0.21 per duplex copy
Special Services- includes court appearances, performance of tasks other than contract schedule(s), requested attendance for special committee functions and research for special projects	\$150.00 per hour
File Storage - Records preceding those included in base fee (current year records plus two years previous) (Any boxes may be transferred to the District upon the request of the District)	\$15.00 per box per month
Notary service	Included
Estoppel letters for Sellers of Property- the Service Company will charge the seller directly	Per market rates



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

September 30, 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 in length and approximately 12 feet in width. See map below), will be mowed to gain access to the ditch. This portion will need to be added to the landscape contract once completed. Once mowed, the vegetation within and along the slope will be flush cut to the ground, removed and disposed of off- site. Vegetation removed will consist of Primrose Willow, Brazilian Pepper trees, Torpedograss and other low-lying vegetation. All large trees in that area along the ditch will remain to help support the ditch embankments.

***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



ESTIMATE

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

Estimate details
Estimate no.: 2395
Estimate date: 09/19/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Drainage Maintenance	East Ditch Clearing -- Machine and hand-clear vegetation throughout the project area, approximately 20' wide with ditch bottom as center line. Total project length approximately 675 feet beginning near the corner of Symmes and Eagle Hill, moving North to the approximate intersection of Berryessa Ave	1	\$26,500.00	\$26,500.00

Total \$26,500.00

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.

Accepted date Accepted by

Official Window Tinting

8808 US Highway 301 S
Riverview, FL 33578 US
officialwindowtinting@gmail.com



Estimate

ADDRESS
Sam Steven's

ESTIMATE
DATE

1011
09/17/2025

DESCRIPTION OF SERVICES
Solar Gray 20% Film Install

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Madico Residential & Commercial Film	Doors size 24x84x10		0.00	0.00T
Madico Residential & Commercial Film	Windows located over doors size 34x10x6			0.00T
Madico Residential & Commercial Film	Window size 70x10x4		0.00	0.00T
Madico Residential & Commercial Film	Windows size 26x23x16		0.00	0.00T
Madico Residential & Commercial Film	Windows size 10x34x4			0.00T
Madico Residential & Commercial Film	Solar Gray 20%	1	2,125.00	2,125.00T

Solar Gray Product Specs are attached .

SUBTOTAL	2,125.00
TAX	159.38
TOTAL	\$2,284.38

Accepted By

Accepted Date

Precision Car Audio and Tint

11881 US-301
Riverview, FL 33578
813-664-0022



Estimate

ADDRESS

Sam Stevens
Inframark
Sam.Stevens@inframark.com
717-465-2438

ESTIMATE # 5979**DATE 09/25/2025**

DESCRIPTION	QTY	RATE	AMOUNT
15% TruVUE series of architectural window film.	1	0.00	0.00T
*** Existing type of glass has cracking issues. No warranty on glass breakage, or cracking with film applied.			
Two sets of 'Side Door' windows, door and upper glass	2	200.00	400.00T
Four sets of 'Front / Rear Doors' windows, lower door windows and upper long window	4	400.00	1,600.00T
Ten sets of small, 'Triple Stack' windows for offices and main area	10	175.00	1,750.00T
*** Pricing includes material, standard prep work, film application and standard lifetime warranty against bubbling of film / adhesive, peeling or issues with film.			
*** Existing type of glass has cracking issues. No warranty on glass breakage, or cracking with film applied.			
50% deposit required to order material and schedule. Remaining balance due upon completion.			
SUBTOTAL			3,750.00
TAX			281.25

Thank you for your business. I understand that PCA will perform the above work and use the equipment, parts and materials listed. I agree to pay the balance due at the time of drop-off or delivery. No returns or refunds on service or merchandise.

Signature x- _____

TOTAL

\$4,031.25

Accepted By

Accepted Date

Thank you for your business. I understand that PCA will perform the above work and use the equipment, parts and materials listed. I agree to pay the balance due at the time of drop-off or delivery. No returns or refunds on service or merchandise.

Signature x- _____



CBC1260331

📞 9414174000

✉ sales@suncoastwindowfilms.com

📍 4376 Independence Ct
Sarasota, FL 34234

Proposal To: Sam Stevens (Inframark)

📞 717-465-2438

✉ sstevens@inframark.com

📍 11101 Ventana Groves Boulevard
Riverview, FL 33578

Proposal #1951933649

Date Sep 29, 2025

📍 11101 Ventana Groves Boulevard, Riverview, FL 33578

- East windows and doors 15 items ~ 96 sqft
- North windows and doors 8 items ~ 48 sqft
- South windows and doors 8 items ~ 48 sqft
- West windows not including the doors and transoms on other quote 6 items ~ 27 sqft
- Pool doors & transoms 9 items ~ 126 sqft

Solution 1 Solar Gard Slate 40

Solar Gard Slate 40

Offering increased privacy while maintaining views from the interior.
Maximized heat rejection for excellent energy savings and payback time.
Low interior reflectance maintains views to the outside, especially at night.
High heat rejection results in improved indoor comfort.
UV blockers protect people and property from damaging UV rays.
Lifetime Residential Warranty / 15 Year Commercial Warranty

\$ 4,140.00

Solution 2 3M Prestige 20

3M Prestige 20

3M Prestige Series Sun Control Window Film
-Reduces harmful UV rays, which helps with fading
-Non-metalized film
-Low interior and exterior reflectivity, enhancing views while maintaining exterior appearance
-Excellent aesthetics are provided from the high visible light transmission

\$ 5,175.00

Please review our offer and approve below. To assist in the scheduling process, you may provide your preferred install dates and any notes you would like to add below. We will be in contact as soon as possible to schedule your installation.

ⓘ You didn't select any solutions. Please select solutions above to approve the proposal.

TOTAL **\$ 0.00**

Suncoast Window Films has a Non-Refundable Deposit Due & Remainder Due Upon Completion. **Please Note: Our New Address is 4376 Independence Court Sarasota, FL 34234**

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Neptune Multi services LLC

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

Estimate

Estimate No: 171
 Date: 09/03/2025

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

Description	Quantity	Rate	Amount
3 trash cans wildlife resistance	1	\$4,680.00	\$4,680.00

Subtotal	\$4,680.00
TAX 8%	\$374.40
Total	\$5,054.40

Total \$5,054.40

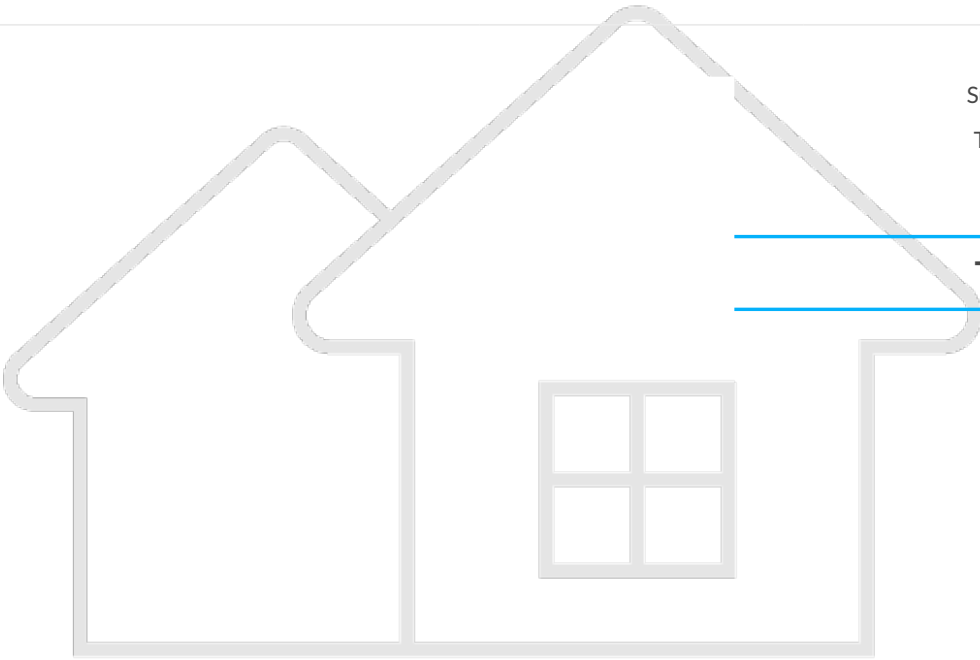
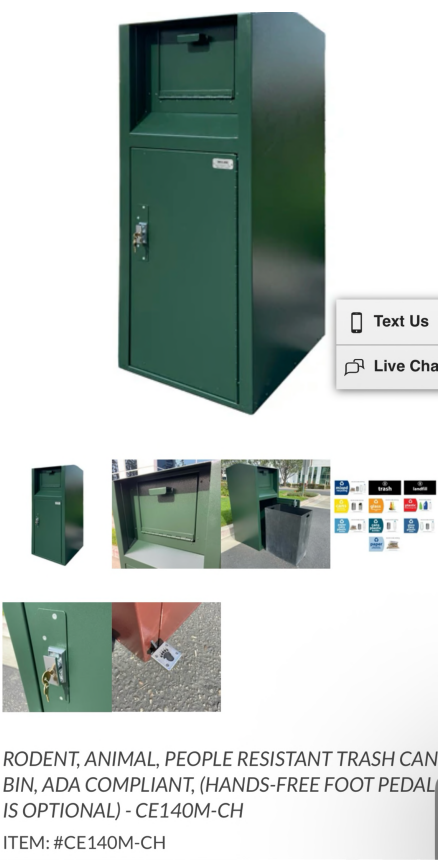


Photo 1





Neptune Multi services LLC

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

Estimate

Estimate No: 173
 Date: 09/03/2025

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

Description	Quantity	Rate	Amount
3 trash cans wildlife resistance	1	\$1,800.00	\$1,800.00

Subtotal	\$1,800.00
TAX 8%	\$144.00
Total	\$1,944.00

Total \$1,944.00

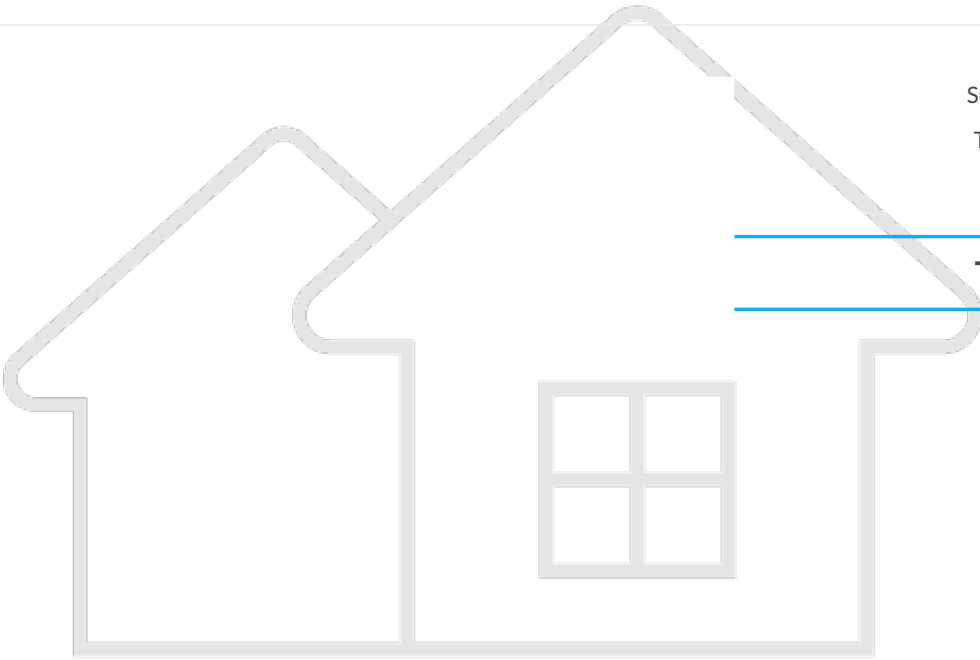


Photo 1

**Diamond Trash Can With Dome Lid, 36
Gallon, Green**

Model #: WB261948GN



EXCLUSIVE BRANDS





Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Date: 09/23/2025
Work Order #057-042-1-25
Customer ID: Ventana CDD

Phone: 656-247-3501

Quotation valid until 10/31/2025

Prepared by: **Nate Montagna**

Description		Unit Price	Quantity	Amount
Rust- and weather-resistant thermoplastic coated receptacle offered in 4 colors Heavy-gauge expanded metal offers superior durability 32-gallon commercial capacity is ideal for high-traffic areas Black thermoplastic-coated metal flat lid Plastic dome lid has spring closure for clean appearance		\$575	1	\$575.00
Labor		\$75.00	1	\$75.00
Total	Labor and Materials			\$650.00

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this quotation, contact Nathaniel
montagna at nmontagna@Inframark.com

By: Nathaniel Montagna
Date: 09/23/25
Inframark

By: _____
Date: _____
Ventana CDD

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



Prepared For
Ventana CDD
October 7, 2025

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

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



CUSTOMER INFORMATION

BUSINESS INFORMATION

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

BILLING INFORMATION

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

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



WHY CHOOSE ORKIN AS YOUR PARTNER?

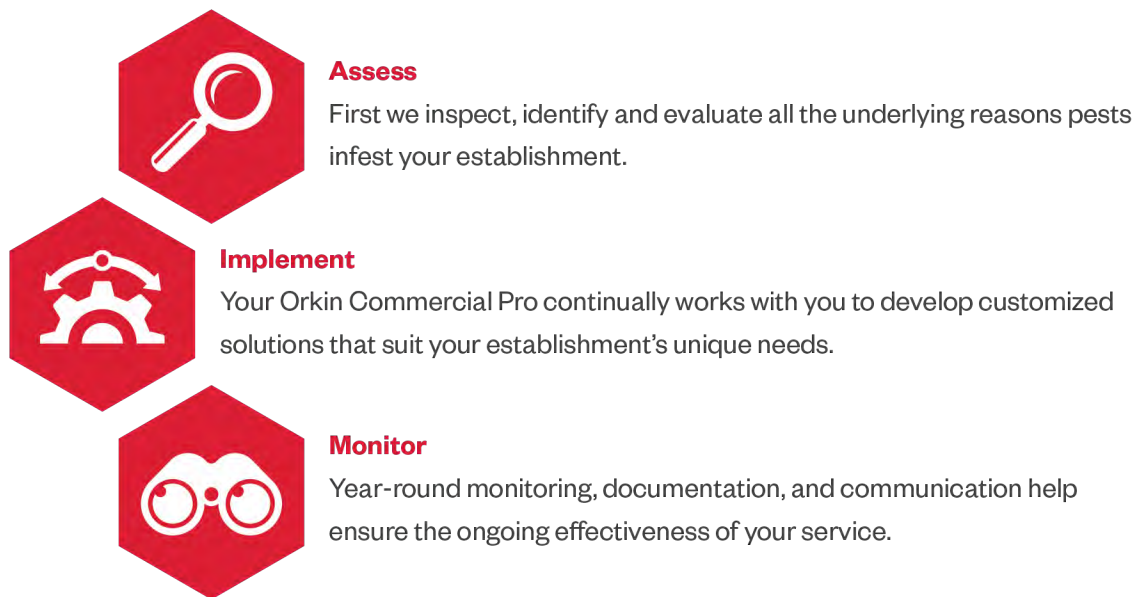
Our Commercial Pros have extensive experience and receive world-class training so they understand the unique challenges you face.

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

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

Environmental Commitment

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



OFFICE PRECISION PROTECTION®

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



Tailored treatment and inspection – With Orkin's Office Precision Protection, you know you're getting the most advanced solution available to help solve pest issues.

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

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

Business Name: Ventana CDD

Service Address: 11101 Ventana Groves Blvd Riverview, FL 33578

Account Manager: Terrence

Date: October 7, 2025



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

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

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



SCOPE OF SERVICE

Ventana CDD

SERVICE AREA: INTERIOR

SERVICE AREA: MAIL CENTER

SERVICE AREA: PLAYGROUND

SERVICE AREA: POOL/EXTERIOR

NOTE: Unless specified elsewhere in this scope of service, only the following pests are covered under this proposal: Cockroaches, Mice, Rats, Common Ants (excluding Carpenter, Pharaoh and Fire Ants), Spiders (excluding Brown Recluse Spiders), Pill Bugs, Centipedes, and Millipedes. A separate proposal is required for pests such as Bed Bugs, Bat Bugs, Mosquitoes, Termites, and other wood destroying organisms.



INITIAL INSPECTION OBSERVATIONS

Ventana CDD

INTERIOR COMMENTS / NOTES

- ◆ General Pest Control includes Service for Roaches, Common Ants (excluding Carpenter, Pharaoh, and Fire Ants), Common Spiders (excluding Brown Recluse Spiders) and Occasional Invaders.

This Proposal Does Not Cover Other Pests Such as Bed Bugs, Bat Bugs, Mosquitoes, Termites or other Wood Destroying Organisms, Mold, Birds, or Wildlife, Coverage for these Excluded Pests may be Available Under a Separate Agreement at an Additional Charge.

MAIL CENTER COMMENTS / NOTES

- ◆ General Pest Control includes Service for Roaches, Common Ants (excluding Carpenter, Pharaoh, and Fire Ants), Common Spiders (excluding Brown Recluse Spiders) and Occasional Invaders.

This Proposal Does Not Cover Other Pests Such as Bed Bugs, Bat Bugs, Mosquitoes, Termites or other Wood Destroying Organisms, Mold, Birds, or Wildlife, Coverage for these Excluded Pests may be Available Under a Separate Agreement at an Additional Charge.

PLAYGROUND COMMENTS / NOTES

- ◆ General Pest Control includes Service for Roaches, Common Ants (excluding Carpenter, Pharaoh, and Fire Ants), Common Spiders (excluding Brown Recluse Spiders) and Occasional Invaders.

This Proposal Does Not Cover Other Pests Such as Bed Bugs, Bat Bugs, Mosquitoes, Termites or other Wood Destroying Organisms, Mold, Birds, or Wildlife, Coverage for these Excluded Pests may be Available Under a Separate Agreement at an Additional Charge.

POOL/EXTERIOR COMMENTS / NOTES

- ◆ General Pest Control includes Service for Roaches, Common Ants (excluding Carpenter, Pharaoh, and Fire Ants), Common Spiders (excluding Brown Recluse Spiders) and Occasional Invaders.



INITIAL INSPECTION OBSERVATIONS

Ventana CDD

◆ This Proposal Does Not Cover Other Pests Such as Bed Bugs, Bat Bugs, Mosquitoes, Termites or other Wood Destroying Organisms, Mold, Birds, or Wildlife, Coverage for these Excluded Pests may be Available Under a Separate Agreement at an Additional Charge.

A large, empty rectangular box with a light gray background, intended for the customer's signature.

Customer Signature

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



QUALITY ASSURANCE & OTHER SERVICES

QUALITY ASSURANCE

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

60-DAY FOLLOW-UP INSPECTION

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

ISO 9001: 2015 CERTIFIED CORPORATE COMPLIANCE AUDITS

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

ADDITIONAL SERVICES

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

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

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



1 2X24 RESPONSE GUARANTEE

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

2 REIMBURSEMENT GUARANTEE*

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

3 360° SATISFACTION GUARANTEE

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

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

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



INVESTMENT SUMMARY

Ventana CDD

PROPOSAL: Precision Protection with Mosquito

SERVICE DESCRIPTION

General Pest Control includes Service for Roaches, Common Ants (excluding Carpenter, Pharaoh, and Fire Ants), Rats, Mice, Common Spiders (excluding Brown Recluse Spiders) and Occasional Invaders. Playground and Pool treated using eco-friendly products and IPM best practices.

Zones include Interior, Pool, Exterior, Playground, and Mail Center.

Stinging insects (wasps, bees, yellow jackets, etc.) covered 10ft and below.

Monthly mosquito blow service around clubhouse and pool areas.

PEST CONTROL SERVICE

TYPE	FREQUENCY
Standard	Monthly (M)

INVESTMENT **

Total Initial Month	\$130.00
Per Service Visit	\$99.00

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

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT AMENDING THE GENERAL FUND BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (the “**Board**”) adopted a General Fund Budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025;

WHEREAS, pursuant to Section 189.016, Florida Statutes the Board desires to reallocate funds budgeted to reflect re-appropriated revenues and expenses during Fiscal Year 2024/2025.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Amending the General Fund Budget for Fiscal Year 2024/2025.** The General Fund Budget for Fiscal Year 2024/2025 is hereby amended as shown in **Exhibit “A”** attached hereto. The District Manager shall post the amended budget on the District’s official website within 5 days after adoption and ensure it remains on the website for at least 2 years.
2. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20TH DAY OF OCTOBER 2025.

Attest:

**Ventana Community
Development District**

Name: _____
Secretary/Assistant Secretary

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

Exhibit A: Amended General Fund Budget for Fiscal Year 2024/2025

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ 27,954	\$ 27,954
Interest - Tax Collector	-	-	-	3,420	3,420
Rental Income	-	-	-	6,175	6,175
Special Assmnts- Tax Collector	1,111,313	-	1,111,313	1,113,599	2,286
Other Miscellaneous Revenues	-	-	-	2,225	2,225
TOTAL REVENUES	1,111,313	-	1,111,313	1,153,373	42,060
<u>EXPENDITURES</u>					
<u>Administration</u>					
Supervisor Fees	13,000	-	13,000	10,200	2,800
Trustee Fees	8,400	-	8,400	13,446	(5,046)
Disclosure Report	8,400	-	8,400	8,400	-
District Counsel	10,000	35,000	45,000	44,193	807
District Engineer	6,000	22,000	28,000	27,260	740
District Manager	45,000	-	45,000	45,000	-
Accounting Services	12,000	-	12,000	12,000	-
Auditing Services	6,900	1,800	8,700	8,725	(25)
Postage, Phone, Faxes, Copies	3,500	(3,000)	500	160	340
Miscellaneous Mailings	3,000	-	3,000	-	3,000
Insurance - General Liability	4,000	(4,000)	-	-	-
Public Officials Insurance	3,200	9,200	12,400	12,401	(1)
Insurance -Property & Casualty	23,000	9,000	32,000	32,056	(56)
Insurance Deductible	2,500	-	2,500	2,500	-
Legal Advertising	200	3,500	3,700	3,625	75
Bank Fees	175	-	175	531	(356)
Website Administration	1,500	1,800	3,300	3,303	(3)
Dues, Licenses, Subscriptions	138	-	138	350	(212)
Total Administration	150,913	75,300	226,213	224,150	2,063
<u>Electric Utility Services</u>					
Utility - Electric	148,000	5,200	153,200	153,187	13
Utility Services	10,000	(10,000)	-	-	-
Total Electric Utility Services	158,000	(4,800)	153,200	153,187	13
<u>Garbage/Solid Waste Services</u>					
Garbage Collection	2,000	1,000	3,000	3,074	(74)
Total Garbage/Solid Waste Services	2,000	1,000	3,000	3,074	(74)
<u>Water-Sewer Comb Services</u>					
Water/Waste	6,000	-	6,000	5,465	535
Total Water-Sewer Comb Services	6,000	-	6,000	5,465	535
<u>Other Physical Environment</u>					
Pool Monitors	75,000	(20,000)	55,000	46,781	8,219

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Field Staff	12,000	-	12,000	12,260	(260)
Janitorial Supplies/Other	7,000	6,000	13,000	13,129	(129)
Contracts-Aquatic Control	14,000	-	14,000	13,726	274
Contracts-Pools	15,000	9,500	24,500	24,438	62
Amenity Center Pest Control	1,800	1,000	2,800	2,806	(6)
Security	10,000	40,000	50,000	49,146	854
Onsite Staff	35,000	700	35,700	35,757	(57)
R&M-Ponds	15,000	172,000	187,000	187,130	(130)
R&M-Pools	7,500	-	7,500	4,645	2,855
Amenity Maintenance & Repairs	21,500	32,000	53,500	53,352	148
Repairs & Maintenance - CAP	183,500	(150,000)	33,500	30,000	3,500
Landscape - Mulch	42,500	(18,000)	24,500	24,128	372
Amenity R&M	250,000	-	250,000	244,947	5,053
Entry/Gate/Walls Maintenance	4,000	-	4,000	350	3,650
Plant Replacement Program	20,000	(20,000)	-	-	-
R&M - Amenity Center	2,000	4,500	6,500	6,539	(39)
Debris Cleanup	7,500	3,500	11,000	11,250	(250)
Miscellaneous Maintenance	24,600	(10,000)	14,600	5,826	8,774
Irrigation Maintenance	15,000	1,500	16,500	16,482	18
Aquatic Plant Replacement	10,000	-	10,000	-	10,000
Holiday Decoration	15,000	(15,000)	-	-	-
Special Events	5,000	(5,000)	-	-	-
Amenity Center-Miscellaneous Facility	1,500	5,800	7,300	7,321	(21)
Total Other Physical Environment	794,400	38,500	832,900	790,013	42,887
TOTAL EXPENDITURES	1,111,313	110,000	1,221,313	1,175,889	45,424
Excess (deficiency) of revenues					
Over (under) expenditures	-	(110,000)	(110,000)	(22,516)	87,484
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	-	110,000	110,000	-	(110,000)
TOTAL FINANCING SOURCES (USES)	-	110,000	110,000	-	(110,000)
Net change in fund balance	-	-	-	(22,516)	(22,516)
FUND BALANCE, BEGINNING (OCT 1, 2024)	140,160	-	140,160	140,260	100
FUND BALANCE, ENDING	\$ 140,160	\$ -	\$ 140,160	\$ 117,744	\$ (22,416)

**MINUTES OF MEETING
VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meetings of the Board of Supervisors of Ventana Community Development District were held on Wednesday, September 17, 2025, and called to order at 6:00 p.m. at the Ventana Clubhouse, located at 11101 Ventana Groves Boulevard, Riverview, Florida 33578.

Present and constituting a quorum were:

Juan Carlos Reyes	Chairperson
Kelly Garcia	Vice Chairperson
James Jones	Assistant Secretary (<i>via conference call</i>)
Gregory Creel	Assistant Secretary
Marth Rockovich	Assistant Secretary

Also present were:

Kristee Cole	District Manager, Inframark
Heather Jackson	District Manager, Inframark
Sam Stevens	Onsite Manager, Inframark
Nathaniel Montagna	Field Manager, Inframark
Representative	Advance Aquatics
Chris	Representative, Yellowstone
Several Residents	

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Board participated in the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Motion to Approve the Agenda

On MOTION, Ms. Rockovich, seconded by Mr. Creel, with all in favor, approve the agenda. 5-0

FOURTH ORDER OF BUSINESS

Audience Comment

There were several comments received regarding positive changes with the landscaping.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Advanced Aquatics Waterway/Ponds Inspection Report

The representative from Yellowstone provided an update on the ponds and presented his report to the Board.

B. Field Inspection Report

i. Ventana CDD Field Inspection Report

ii. Enclave at Ventana Field Inspection Report

Mr. Montagna presented his report to the Board. He stated that there was excessive trash throughout the neighborhood. Mr. Montagna will contact the cable company to have them close their electrical box for safety reasons. He also noted that it appears that pond 8 has a little more erosion than what was previously observed. Ms. Garcia stated that she appreciated Nate's color coding of the report.

C. Landscape Report

D. Irrigation Report

E. District Engineer

i. Update on Ponds 8 & 10 Erosion

Chris, representative from Yellowstone, provided a landscape update to the Board. The monument is being repaired. Mr. Creel mentioned to Chris to please give more attention to detail around pond 9 for mowing and picking up the trimmings. Chris noted that the irrigation hose needs to be fixed, and two controllers are down. He also presented the irrigation proposal (under separate cover) to the Board.

On MOTION, Mr. Reyes, seconded by Mr. Creel, with all in favor, the Proposal by *Yellowstone* for irrigation repair in the amount of \$4,792.62, was approved as presented. 5-0

A discussion ensued regarding the 10 monument plantings that Yellowstone was to replace. Further discussion ensued with the proposal.

Inframark and Yellowstone will review the documents outside of a meeting to come up with a solution for the Board.

There was an additional proposal from Yellowstone presented under separate cover which was tabled at this time due to budgetary constraints.

F. District Counsel

A discussion ensued by Mr. Jones regarding the issue with the dog attack without District Counsel's input.

On MOTION by Mr. Jones, seconded by Mr. Reyes, with Ms. Rockovich and Ms. Garcia voting AYE and Mr. Creel voted NAY authorizing to release the video of the dog incident/attack, was approved 4-1

G. District Manager

Ms. Cole informed the Board of their next meeting.

Mr. Jones exited the meeting at 7:07 p.m.

H. Onsite Manager

i. Project Status Report – On-site Project Tracker

A discussion ensued by the Board promoting Sam Stevens to the Onsite District Manager. The increase to the contract would be \$19,000.00. The Board noted that they would like to move forward with this, however, with Sam not working on any other property. The Board noted that they would like to increase the contract to \$19,000.00, but allocating an additional \$2,000.00 to Sam's compensation.

On MOTION by Ms. Rockovich seconded by Mr. Reyes, with all in favor, increase the contract to \$19,000.00 allocating an additional \$2,000 to Sam Stevens Compensation as Onsite District Manager, was approved 5-0

Ms. Garica exited the meeting at 7:22 p.m.

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Ditch Clean-out and Maintenance Proposals

On MOTION by Mr. Jones seconded by Mr. Reyes, with all in favor, additional proposal by *Finn Outdoor* for erosion \$4,500, was approved 5-0

The Board requested apples to apples proposals from Finn and Advanced Aquatics.

B. Consideration of Yellowstone Playground Mulch Proposal

Tabled.

C. Consideration of Zoning Hearing Notice

The Board discussed the zoning hearing. Ms. Cole advised the Board that they may attend the zoning hearing, which is scheduled for October 16, 2025, but as residents, not as Board Members. This date was provided to the Board by a resident.

D. Consideration of JCS Investigations Service Proposal

The Board reviewed this item and decided to table it. They requested a proposal from Inframark for a pool monitor instead.

E. Review of Clubhouse Rental Revenue

The Board was unaware what this item was. Ms. Cole stated she would look into it and get back to the Board.

SEVENTH ORDER OF BUSINESS

Consent Agenda Items

A. Consideration of Minutes of August 20, 2025, Public Hearing & Regular Meeting

B. Consideration of Operation and Maintenance Expenditures June 2025

C. Ratification of Fence Adjustment

D. Ratification of Neptune Dog Stations Cleaning (2 times a week)

On MOTION by Mr. Creel seconded by Mr. Reyes, with all in favor, approving the Consent agenda items A-C with amending lines 153 and 144 from the July meeting minutes, were approved as amended. 5-0

EIGHTH ORDER OF BUSINESS

Supervisors' Requests or Comments

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS

Audience Comments

There being none, the next order of business followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Jones, seconded by Mr. Reyes, with all in favor, the meeting was adjourned. 5-0

Kristee Cole
District Manager

Chairperson

VENTANA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Utilities					
BOCC ACH	8/14/2025	081425-8430 ACH	\$387.72	\$387.72	WATER
TECO ACH	8/5/2025	080525-6013 ACH	\$11,702.07	\$11,702.07	ELECTRIC SERVICE
TECO ACH	8/6/2025	080625-1918 ACH	\$960.46	\$960.46	ELECTRIC SERVICE
TECO ACH	8/6/2025	080625-4538 ACH	\$96.13	\$96.13	ELECTRIC SERVICE
Utilities Subtotal			\$13,146.38	\$13,146.38	
Regular Services					
ACTION SECURITY, INC	8/1/2025	30193	\$125.00	\$125.00	access control
ACTION SECURITY, INC	8/4/2025	30219	\$305.00	\$305.00	access control r&m
A-QUALITY POOL SERVICE	8/1/2025	977862	\$2,500.00	\$2,500.00	pool contract
A-QUALITY POOL SERVICE	7/31/2025	977595	\$1,350.00	\$1,350.00	pool contract
BRLETIC DVORAK, INC	7/31/2025	2041	\$3,915.00	\$3,915.00	PROFFESIONAL SERVICES
CHARTER COMMUNICATIONS ACH	8/1/2025	2455297080125 ACH	\$205.00	\$205.00	INTERNET SERVICE
GoTo TECHONOLOGIES USA LLC	7/1/2025	IN7103973218	\$56.46	\$56.46	GO TO COMMUNICATIONS
GoTo TECHONOLOGIES USA LLC	8/1/2025	IN7104107218	\$56.46	\$56.46	PHONE
GREGORY LOUIS CREEL	8/20/2025	GC-082025	\$200.00	\$200.00	BOARD 8/20/25
HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS	6/2/2025	2247744	\$100.00	\$100.00	FALSE ALARM
HOMETOWN LOCKSMITHS	7/11/2025	71125	\$370.90	\$370.90	PEST SERVICE
INFRAMARK LLC	8/1/2025	155229	\$2,916.67		DISTRICT INVOICE
INFRAMARK LLC	8/1/2025	155229	\$1,000.00		DISTRICT INVOICE
INFRAMARK LLC	8/1/2025	155229	\$3,750.00		DISTRICT INVOICE
INFRAMARK LLC	8/1/2025	155229	\$1,000.00		DISTRICT INVOICE
INFRAMARK LLC	8/1/2025	155229	\$700.00	\$9,366.67	DISTRICT INVOICE
JAMES JONES -EFT	8/20/2025	JJ-082025-EFT	\$200.00	\$200.00	BOARD 8/20/25
JUAN CARLOS REYES	8/20/2025	JR-082025	\$200.00	\$200.00	BOARD 8/20/25
KELLY GARCIA	8/20/2025	KG-082025	\$200.00	\$200.00	BOARD 8/20/25
MARTHA M ROCKOVICH	8/20/2025	MR-082025	\$200.00	\$200.00	BOARD 8/20/25
MHD COMMUNICATIONS	7/29/2025	38557	\$37.50	\$37.50	IT SERVICES
MHD COMMUNICATIONS	7/30/2025	38571	\$150.00	\$150.00	IT SERVICES
MHD COMMUNICATIONS	8/13/2025	38741	\$262.50	\$262.50	IT SERVICES
MHD COMMUNICATIONS	8/13/2025	38744	\$75.00	\$75.00	IT SERVICES
STRALEY ROBIN VERICKER	8/15/2025	26942	\$2,972.50	\$2,972.50	LEGAL COUNSEL
UNITED SECURITY SOLUTIONS OF AMERICA, LLC	8/18/2025	250818-VCDD	\$1,255.90	\$1,255.90	POOL SECURITY

VENTANA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
UNITED SECURITY SOLUTIONS OF AMERICA, LLC	8/11/2025	250811-VCDD	\$1,255.90	\$1,255.90	POOL SECURITY
UNITED SECURITY SOLUTIONS OF AMERICA, LLC	7/28/2025	250728-VCDD	\$1,255.90	\$1,255.90	POOL SECURITY
UNITED SECURITY SOLUTIONS OF AMERICA, LLC	8/4/2025	250804-VCDD	\$1,255.90	\$1,255.90	POOL SECURITY
UNITED SECURITY SOLUTIONS OF AMERICA, LLC	8/25/2025	250825-VCDD	\$1,255.90	\$1,255.90	SECURITY
US BANK	7/25/2025	7833037	\$4,040.63	\$4,040.63	TRUSTEE FEES
YELLOWSTONE LANDSCAPE	8/1/2025	972971	\$17,704.17	\$17,704.17	LANDSCAPE SERVICES
Regular Services Subtotal			\$50,872.29	\$50,872.29	
Additional Services					
AFFORDABLE BACKFLOW	8/15/2025	23063	\$50.00	\$50.00	backflow
YELLOWSTONE LANDSCAPE	8/12/2025	973692	\$61.28	\$61.28	LANDSCAPE SERVICES
Additional Services Subtotal			\$111.28	\$111.28	
TOTAL			\$64,129.95	\$64,129.95	



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
VENTANA CDD	6511068430	08/14/2025	09/04/2025

Service Address: 11101 VENTANA GROVES DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056880	07/14/2025	17737	08/12/2025	17944	20700 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$62.51
Water Base Charge	\$44.95
Water Usage Charge	\$26.33
Sewer Base Charge	\$112.94
Sewer Usage Charge	\$134.96

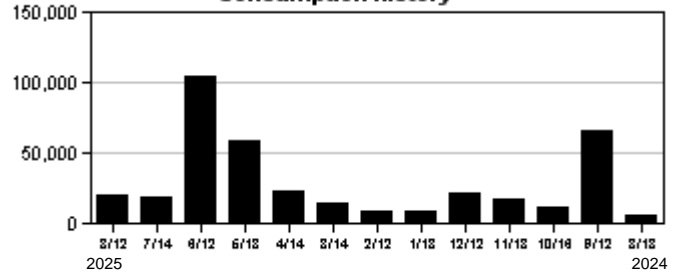
Summary of Account Charges

Previous Balance	\$361.70
Net Payments - Thank You	\$-361.70
Total Account Charges	\$387.72
AMOUNT DUE	\$387.72

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

2.295 0

DUE DATE

09/04/2025

**Auto Pay Scheduled
DO NOT PAY**



0065110684308 00000387720



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

Statement Date: August 05, 2025

Amount Due: \$11,702.07

Due Date: August 19, 2025

Account #: 321000026013

DO NOT PAY. Your account will be drafted on August 19, 2025

Account Summary

Previous Amount Due	\$11,845.22
Payment(s) Received Since Last Statement	-\$11,845.22
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$11,702.07

Amount Due by August 19, 2025 \$11,702.07

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

7,135
KWH



11114 FERN HILL DR,
GATE, RIVERVIEW, FL
33578

2,100
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](https://www.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](https://www.tecoaccount.com)



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

Account #: 321000026013

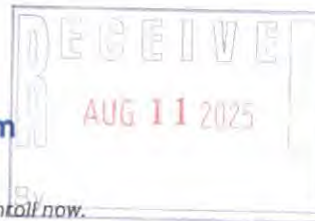
Due Date: August 19, 2025



Pay your bill online at [TampaElectric.com](https://www.tampaelectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://www.tampaelectric.com/Paperless) to enroll now.



Amount Due: \$11,702.07

Payment Amount: \$ _____

700375003556

Your account will be
drafted on August 19, 2025

00000013 FTECO508052523305010 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	07/01/2025	48,883		48,852		31 kWh	1	29 Days	\$23.56
									▼ 27.9%

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	07/01/2025	57,082		54,982		2,100 kWh	1	29 Days	\$345.01
									▼ 13.3%

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 →

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

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

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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	07/01/2025	83,952		83,952		0 kWh	1	29 Days	\$18.74
									100.0%

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	07/01/2025	90,590		83,455		7,135 kWh	1	29 Days	\$763.58
1000813331	07/01/2025	14.71		0		14.71 kW	1	29 Days	4.6%

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

\$11,702.07

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Sub-Account #: 221007554076
Statement Date: 07/31/2025

Service Address: 10370 SYMMES RD, RIVERVIEW, FL 33578

Meter Read

Meter Location: IRR

Service Period: 06/03/2025 - 07/01/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605340	07/01/2025	48,883		48,852		31 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	31 kWh @ \$0.08641/kWh	\$2.68
Fuel Charge	31 kWh @ \$0.03391/kWh	\$1.05
Storm Protection Charge	31 kWh @ \$0.00577/kWh	\$0.18
Clean Energy Transition Mechanism	31 kWh @ \$0.00418/kWh	\$0.13
Storm Surcharge	31 kWh @ \$0.02121/kWh	\$0.66
Florida Gross Receipt Tax		\$0.59
Electric Service Cost		\$23.56

Avg kWh Used Per Day



Current Month's Electric Charges

\$23.56

Billing information continues on next page →



Sub-Account #: 221007754494
Statement Date: 07/31/2025

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

Meter Read

Service Period: 06/03/2025 - 07/01/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000605350	07/01/2025	57,082	54,982	2,100 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	2,100 kWh @ \$0.08641/kWh	\$181.46
	Fuel Charge	2,100 kWh @ \$0.03391/kWh	\$71.21
	Storm Protection Charge	2,100 kWh @ \$0.00577/kWh	\$12.12
	Clean Energy Transition Mechanism	2,100 kWh @ \$0.00418/kWh	\$8.78
	Storm Surcharge	2,100 kWh @ \$0.02121/kWh	\$44.54
	Florida Gross Receipt Tax		\$8.63
	Electric Service Cost		\$345.01



Current Month's Electric Charges \$345.01

Billing information continues on next page →





Sub-Account #: 221007762638
Statement Date: 07/31/2025

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

Service Period: 06/03/2025 - 07/01/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	1406 kWh @ \$0.03412/kWh	\$47.97
Fixture & Maintenance Charge	74 Fixtures	\$1229.14
Lighting Pole / Wire	74 Poles	\$2095.68
Lighting Fuel Charge	1406 kWh @ \$0.03363/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

Billing information continues on next page →




Sub-Account #: 221007764683
Statement Date: 07/31/2025

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

Service Period: 06/03/2025 - 07/01/2025 Rate Schedule: Lighting Service

Charge Details

	Electric Charges		
	Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	513 kWh @ \$0.03412/kWh		\$17.50
Fixture & Maintenance Charge	27 Fixtures		\$448.47
Lighting Pole / Wire	27 Poles		\$764.64
Lighting Fuel Charge	513 kWh @ \$0.03363/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: 07/31/2025

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

Service Period: 06/03/2025 - 07/01/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	297 kWh @ \$0.03412/kWh	\$10.13
Fixture & Maintenance Charge	11 Fixtures	\$232.21
Lighting Pole / Wire	11 Poles	\$311.52
Lighting Fuel Charge	297 kWh @ \$0.03363/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: 07/31/2025

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

Meter Read

Meter Location: IRRIGATION

Service Period: 06/03/2025 - 07/01/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000566744	07/01/2025	83,952		83,952		0 kWh	1	29 Days

Charge Details



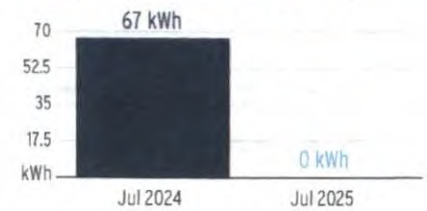
Electric Charges

Daily Basic Service Charge 29 days @ \$0.63000 \$18.27

Florida Gross Receipt Tax \$0.47

Electric Service Cost \$18.74

Avg kWh Used Per Day



Current Month's Electric Charges

\$18.74

Billing information continues on next page →



Sub-Account #: 221007934898
Statement Date: 07/31/2025

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

Meter Read

Meter Location: CLUB HOUSE

Service Period: 06/03/2025 - 07/01/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000813331	07/01/2025	90,590	83,455	7,135 kWh	1	29 Days
1000813331	07/01/2025	14.71	0	14.71 kW	1	29 Days

Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$1.06000	\$30.74
Billing Demand Charge	15 kW @ \$18.07000/kW	\$271.05
Energy Charge	7,135 kWh @ \$0.00773/kWh	\$55.15
Fuel Charge	7,135 kWh @ \$0.03391/kWh	\$241.95
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	7,135 kWh @ \$0.00068/kWh	\$4.85
Clean Energy Transition Mechanism	15 kW @ \$1.15000/kW	\$17.25
Storm Surcharge	7,135 kWh @ \$0.01035/kWh	\$73.85
Florida Gross Receipt Tax		\$19.09

Electric Service Cost

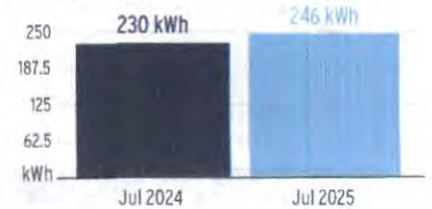
\$763.58

Current Month's Electric Charges

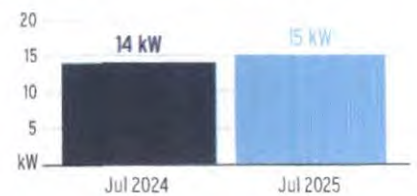
\$763.58

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: 07/31/2025

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

Service Period: 06/03/2025 - 07/01/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	544 kWh @ \$0.03412/kWh	\$18.56
Fixture & Maintenance Charge	34 Fixtures	\$318.92
Lighting Pole / Wire	34 Poles	\$1117.58
Lighting Fuel Charge	544 kWh @ \$0.03363/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 →





Sub-Account #: 221008025530
Statement Date: 07/31/2025

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

Service Period: 06/03/2025 - 07/01/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	670 kWh @ \$0.03412/kWh	\$22.86
Fixture & Maintenance Charge	37 Fixtures	\$535.04
Lighting Pole / Wire	37 Poles	\$1097.89
Lighting Fuel Charge	670 kWh @ \$0.03363/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: 07/31/2025

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

Service Period: 06/03/2025 - 07/01/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	855 kWh @ \$0.03412/kWh	\$29.17
Fixture & Maintenance Charge	45 Fixtures	\$747.45
Lighting Pole / Wire	45 Poles	\$1274.40
Lighting Fuel Charge	855 kWh @ \$0.03363/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

\$11,702.07



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

Statement Date: August 06, 2025

Amount Due: \$960.46

Due Date: August 27, 2025

Account #: 221008861918

DO NOT PAY. Your account will be drafted on August 27, 2025

Account Summary

Current Service Period: July 02, 2025 - July 31, 2025

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

Current Month's Charges	\$960.46
-------------------------	----------

Amount Due by August 27, 2025	\$960.46
--------------------------------------	-----------------

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



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your account online.

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You don't
need me
anymore.**



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stamp and pay securely online.
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and select "ON" to enroll.

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: August 27, 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: \$ _____

632865946806

Your account will be
drafted on August 27, 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:
10009 SYMMES RD
PH 4, RIVERVIEW, FL 33578-9429

Account #: 221008861918
Statement Date: August 06, 2025
Charges Due: August 27, 2025

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	380 kWh @ \$0.03412/kWh	\$12.97
Fixture & Maintenance Charge	20 Fixtures	\$332.20
Lighting Pole / Wire	21 Poles	\$594.72
Lighting Fuel Charge	380 kWh @ \$0.03363/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

Important Messages

Moving? Save time and reduce stress!

Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

00004475-0010644-Page 8 of 8

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:
TampaElectric.com

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

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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



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

Statement Date: August 06, 2025

Amount Due: \$96.13

Due Date: August 27, 2025

Account #: 211028204538

DO NOT PAY. Your account will be drafted on August 27, 2025

Account Summary

Current Service Period: July 02, 2025 - July 31, 2025

Previous Amount Due	\$94.56
Payment(s) Received Since Last Statement	-\$94.56

Current Month's Charges	\$96.13
--------------------------------	----------------

Amount Due by August 27, 2025	\$96.13
--------------------------------------	----------------

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



Your average daily kWh used was **300% higher** than the same period last year.

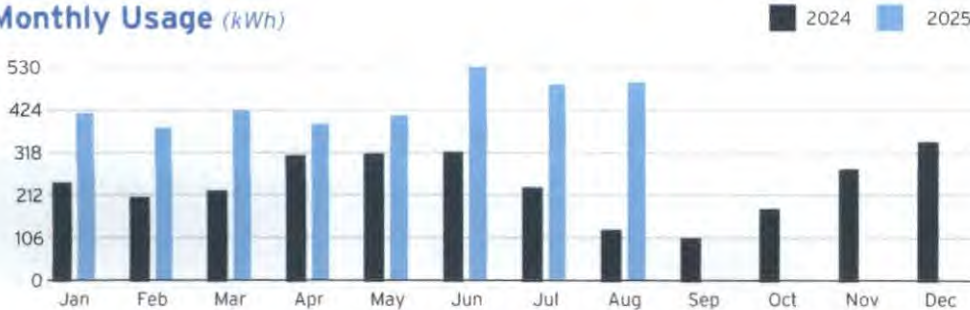


Your average daily kWh used was **5.88% lower** than it was in your previous period.



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Monthly Usage (kWh)



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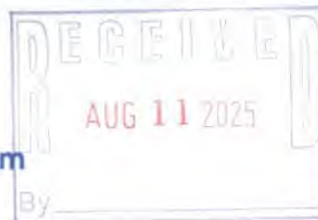
To ensure prompt credit, please return stub portion of this bill with your payment.



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

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



Account #: 211028204538

Due Date: August 27, 2025

Amount Due: \$96.13

Payment Amount: \$ _____

653853495114

Your account will be drafted on August 27, 2025

00004476 FTECO108072500070710 00000 03 00000000 18600 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:
11411 FERN HILL DR
WELL/PMP, RIVERVIEW, FL 33578


Account #: 211028204538
Statement Date: August 06, 2025
Charges Due: August 27, 2025

Meter Read

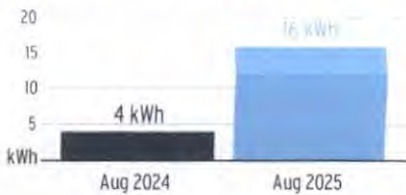
Service Period: Jul 02, 2025 - Jul 31, 2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000288027	07/31/2025	11,520	11,026	494 kWh	1	30 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	494 kWh @ \$0.08641/kWh		\$42.69
Fuel Charge	494 kWh @ \$0.03391/kWh		\$16.75
Storm Protection Charge	494 kWh @ \$0.00577/kWh		\$2.85
Clean Energy Transition Mechanism	494 kWh @ \$0.00418/kWh		\$2.06
Storm Surcharge	494 kWh @ \$0.02121/kWh		\$10.48
Florida Gross Receipt Tax			\$2.40
Electric Service Cost			\$96.13

Avg kWh Used Per Day



Important Messages

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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. Convenience fee will be charged.

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

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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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, FI 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30193	08/01/2025	\$125.00	08/01/2025	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!

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, FI
33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30219	08/04/2025	\$305.00	09/01/2025	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Labor 7/25/25 Front door is currently not working with existing access controls. Front door is on DoorKing system. Found Power supply for front door was defective. Replaced power supply and tested operation.	1	160.00	160.00
Power supply	1	85.00	85.00
Trip charge	1	60.00	60.00

FL Contractor ES12001404

BALANCE DUE

\$305.00

Thank you, we appreciate your business!



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

Invoice

Invoice Date	Invoice #
8/1/2025	977862
Balance	\$2,500.00

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	
	Net 20		8/20/2025				
Quantity	Description				Price Each	Amount	
	AUGUST Commercial Pool Service - 2025 RATE - Enzymes Included In Rate - Repairs under \$300 that are needed per DOH regulations and for proper operation of the pool will be replaced or repaired and billed accordingly.				2,500.00	2,500.00	
	Payment received after the 20th is subject to a 5% Late Fee						
	Sales Tax				7.00%	0.00	
Thank you for choosing A-Quality Pool Service!					Total		\$2,500.00
					Payments/Credits		\$0.00
					Balance Due		\$2,500.00



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

Invoice

Invoice Date	Invoice #
7/31/2025	977595
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		8/8/2025			
Quantity	Description				Price Each	Amount
	JULY Prorated Commercial Service July 17-31 2025				1,350.00	1,350.00

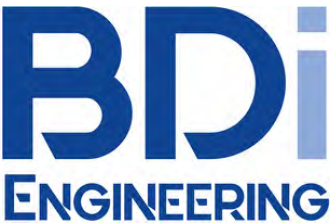
Total \$1,350.00

Payments/Credits \$0.00

Balance Due \$1,350.00

Thank you for choosing A-Quality Pool Service!

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 2041
DATE 07/31/2025
TERMS Net 30
DUE DATE 08/30/2025

PROJECT NAME
Ventana CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[July 01 - July 31]	13:30	210.00	2,835.00
Field Manager	[July 09]	4:00	135.00	540.00
Project Manager II	[July 22]	3:00	180.00	540.00

BALANCE DUE **\$3,915.00**

Pay invoice



VENTANA CDD
July 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	7/28	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 RFP and contractor solicitation, site visits for east ditch, and playground, leak detector vendor for Lisa, site visit and service request for Jackfruit.	6/30 - 7/21	7.50	\$210	R. Dvorak	\$1,575.00
		3.00	\$180	J. Whited	\$540.00
Pond 10/A Project - pre-construction meeting with Finn Outdoor and follow-up with JC, Lisa and Sam.	7/7	5.00	\$210	R. Dvorak	\$1,050.00
		<u>4.00</u>	\$135	K. Wagner	<u>\$540.00</u>
INVOICE TOTAL		20.50			\$3,915.00

August 1, 2025
Invoice Number: 2455297080125
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 08/01/25 through 08/31/25
details on following pages

Previous Balance	205.00
Payments Received -Thank You!	-205.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	35.00
Other Charges	0.00
Current Charges	\$205.00
YOUR AUTO PAY WILL BE PROCESSED 08/18/25	
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.

IMPORTANT PHONE UPDATE

Good news: Effective on or after 10/1/2025, the Call Guard tool which protects Spectrum Business Voice customers from spam calls will be upgraded to version 3.0. You can adjust Call Guard settings by logging into your account at Spectrumbusiness.net.

- Change the Call Guard level of protection setting to High to block more calls or Low to block less.
- Go to, "Allow List" to add an unlimited number of trusted phone numbers

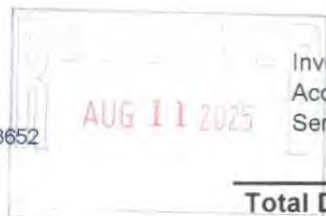
Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

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
8693 2390 DY RP 01 08022025 NNNNNNNN 01 003655 0012

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



August 1, 2025

VENTANA CDD

Invoice Number: 2455297080125
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: 2455297080125
 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 DY RP 01 08022025 NNNNNNNN 01 003655 0012

Charge Details

Previous Balance		205.00
EFT Payment	07/18	-205.00
Remaining Balance		\$0.00

Payments received after 08/01/25 will appear on your next bill.

Service from 08/01/25 through 08/31/25

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 \$2.02, 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**.





GoTo Communications, Inc.

INVOICE

Invoice Date 07/01/2025
Invoice # IN7103973218
PO #
Customer ID CN-6012885-2502
Terms **AutoPay Scheduled**
Due Date 07/16/2025
Currency US Dollar

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

Bill To

VENTANA CDD
11101 VENTANA GROVE BLVD
RIVERVIEW FL 33578
UNITED STATES

INVOICE Total:\$56.46

Amount Due:\$56.46

Billing Group	Description	Quantity	Rate	Amount
Primary	Minimum 1 billable device 07/01/2025 - 07/31/2025	1	27	\$27.00
Primary	Low Usage Handsets - Monthly Service Charge 07/01/2025 - 07/31/2025	1	9.95	\$9.95
Primary	Standard Phone Numbers (DID) 07/01/2025 - 07/31/2025	1	5	\$5.00
Primary	State and Local Regulatory Recovery Fee	1	6.51	\$6.51
Primary	Universal Service Fee (USF)	1	3.5453	\$3.55
Primary	Cost Recovery Fee	1	4.4515	\$4.45

Total \$56.46

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

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

Online Payment Options:

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



GoTo Communications, Inc.

INVOICE

Invoice Date	07/01/2025
Invoice #	IN7103973218
PO #	
Customer ID	CN-6012885-2502
Terms	AutoPay Scheduled
Due Date	07/16/2025
Currency	US Dollar

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

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

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

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



GoTo Communications, Inc.

INVOICE

Invoice Date 08/01/2025
Invoice # IN7104107218
PO #
Customer ID CN-6012885-2502
Terms **AutoPay Scheduled**
Due Date 08/16/2025
Currency US Dollar

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

Bill To

VENTANA CDD
11101 VENTANA GROVE BLVD
RIVERVIEW FL 33578
UNITED STATES

INVOICE Total:\$56.46

Amount Due:\$56.46

Billing Group	Description	Quantity	Rate	Amount
Primary	Minimum 1 billable device 08/01/2025 - 08/31/2025	1	27	\$27.00
Primary	Low Usage Handsets - Monthly Service Charge 08/01/2025 - 08/31/2025	1	9.95	\$9.95
Primary	Standard Phone Numbers (DID) 08/01/2025 - 08/31/2025	1	5	\$5.00
Primary	State and Local Regulatory Recovery Fee	1	6.51	\$6.51
Primary	Universal Service Fee (USF)	1	3.5453	\$3.55
Primary	Cost Recovery Fee	1	4.4515	\$4.45

Total \$56.46

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

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

Online Payment Options:

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



GoTo Communications, Inc.

INVOICE

Invoice Date	08/01/2025
Invoice #	IN7104107218
PO #	
Customer ID	CN-6012885-2502
Terms	AutoPay Scheduled
Due Date	08/16/2025
Currency	US Dollar

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

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

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

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Ventana

Board Meeting Date: August 20, 2025

	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

8/21/2025

District Manager Signature

Date

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



Hillsborough County Florida

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

INVOICE

Responsible Party

VENTANA CDD

Registration Address

11101 VENTANA GROVES BLVD
RIVERVIEW FL 33578

Incident Number	Registration Number	Invoice Date	Due Date
2247744	140471	06/02/2025	06/15/2025
VIOLATION #	DESCRIPTION	INCIDENT DATE/TIME	CHARGES
4	HCSO Case No 2025053010 Location: 11101 VENTANA GROVES BLVD	05/30/2025 5:47:00 AM	\$100.00

INVOICE TOTAL: \$100.00

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

Incident Number 2247744

Incident Date 05/30/2025
Incident Time 5:47:00 AM



Hillsborough County Florida

VENTANA CDD
2005 PAN AM CIR #120
TAMPA FL 33607-2529

RECEIVED JUN 23 2025
RECEIVED JUN 24 2025
Registration # 140471
Registration Address
11101 VENTANA GROVES BLVD
RIVERVIEW FL 33578

FALSE ALARM VIOLATION NOTICE # 4

Incident Number

2247744

Date of False Alarm 05/30/2025 Time of False Alarm 5:47:00 AM Notice Dated: 06/02/2025

This is a FALSE ALARM VIOLATION NOTICE. The purpose of this letter is to inform you that the Hillsborough County Sheriff's Office responded to an alarm at the above noted address, which proved to be a false alarm. The Ordinance requires Hillsborough County to notify the property owner and the violation location when a false alarm occurs, to track the number of false alarm occurrences within a revolving 365 day-period, and to assess a fine as indicated:

1st and 2nd False Alarm =Warning letter, 3rd False Alarm=\$ 75.00 fine, 4th False Alarm= \$100.00 fine, 5th False Alarm=\$150.00 fine, 6th False Alarm=\$300.00 fine, 7th or more additional False Alarms= \$500.00 fine per alarm

A FINE IN THE AMOUNT OF \$100.00 IS HEREBY ASSESSED, PLEASE REFER TO THE ENCLOSED INVOICE. If fines are not paid and /or an appeal is not filed within ten (10) business days from this notification, it will constitute a separate violation of Ordinance #04-16 and this case will be referred to the Code Enforcement Special Magistrate for a hearing. 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. NO CASH PAYMENTS ACCEPTED.

TO FILE AN APPEAL -Alarm users and alarm businesses have ten (10) business days, from the date of written notification of a fine assessed under Ordinance #04-16, to submit a written request for an appeal. Please send your appeal, identifying this violation, to: Alarm Administrator, False Alarm Section, 2306 N Falkenburg Rd Tampa FL 33619

AN APPEAL WILL ONLY BE CONSIDERED FOR ONE OF THE FOLLOWING 3 REASONS WITH APPROPRIATE DOCUMENTATION:

THE FALSE ALARM DID NOT ORIGINATE AT THE ALARM SITE OF THE ALARM USER WHO HAS BEEN ASSESSED THE PENALTY - verification from the alarm company, such as an event history or an activity report of the violation date, must be submitted;

THE FALSE ALARM SIGNAL WAS IN FACT, NOT FALSE, BUT DUE AN ACTUAL ATTEMPTED BURGLARY, ROBBERY OR OTHER EMERGENCY AS DETERMINED BY THE LAW ENFORCEMENT AGENCY - a copy of the police report must be submitted;

THE FALSE ALARM SIGNAL WAS ACTIVATED BY A LIGHTNING STRIKE, ELECTRICAL SURGE OR ANY ACT OF NATURE THAT CAUSED PHYSICAL DAMAGE TO THE ALARM SYSTEM - a written statement testifying to the stated cause of the damage, accompanied by a copy of receipts or invoices for corrective work performed, must be submitted on letter-head of the state certified or registered alarm system contractor who repaired the damage.

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. As required by the Burglar Alarm Ordinance #04-16, a copy the Ordinance can be obtained from the alarm system provider. The Ordinance can also be viewed on our website at: www.HCFLGOV.NET.

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.

Hometown Locksmiths

108 S Evers St. Suite 3. Plant City, FL 33563



Date	To	Job Site
July 11, 2025	Inframark 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544	11101 Ventana Groves, Riverview, FL

Instructions

Net 14 – Extensions available upon request – Added 3% processing fee when using payment links

Quantity	Description	Unit Price	Total
3	Re-Key Cylinder	\$20.00	\$60.00
1	Hole plug	\$12.00	\$12.00
8	SC1 cut keys	\$5.00	\$ 40.00
2	Labor Hours	\$85.00	\$170.00
1	Service Call	\$85.00	\$85.00
Subtotal			\$367.00
Sales Tax			\$3.90
Invoice Total Due By			\$370.90
7.24.2025			

Thank you for your business!

Tel: 813-863-6423
Zelle: 813-863-6423

Email: Hometownlocksmithspc@gmail.com
CashApp: \$hometown813



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

155229

DATE

8/1/2025

CUSTOMER ID

C2292

NET TERMS

Due On Receipt

PO#**DUE DATE**

8/1/2025

BILL TO

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

Services provided for the Month of: August 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: Ventana

Board Meeting Date: August 20, 2025

	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

8/21/2025

District Manager Signature

Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Ventana

Board Meeting Date: August 20, 2025

		In Attendance Please	
	Name	X	Paid
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5	Martha Rockovich	X	\$200

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

Approved for payment:

Lisa Castoria

8/21/2025

District Manager Signature

Date

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Ventana

Board Meeting Date: August 20, 2025

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Lisa Castoria

8/21/2025

District Manager Signature

Date

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Attendance Confirmation
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BOARD OF SUPERVISORS

District Name: Ventana

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

Approved for payment:

Lisa Castoria 8/21/2025

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
07/29/2025	38557
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	08/13/2025			

Service Request Number	654640			
Summary	Rental hours at Ventana			
Billing Method	Actual Rates			
Detail	<p>Mon 7/21/2025/2:27 PM UTC-04/ Skyler Baker (time)- Sam,</p> <p>I adjusted the intrusion monitoring schedule to start at 11PM on the 2 interior clubhouse cameras. Please let me know if there are any other monitoring schedules that need adjusted.</p> <p>-Skyler</p> <p>Mon 7/21/2025/2:20 PM UTC-04/ Skyler Baker (time)- Remotely logged into NVR and adjusted intrusion detection time to start at 11PM on x2 clubhouse interior cameras.</p> <p>Mon 7/21/2025/1:47 PM UTC-04/ Ibtissam bakkar This email comes from outside the organization. Do not click links or open attachments unless it is an email you expected to receive.</p> <p>Hi MHD Team, Please be advised that the Ventana Clubhouse rentals are approved by the Board to run until 11:00 PM. Renters must ensure that all cleaning and reset of the space is completed by 11:00 PM sharp—not later. Thank you,</p> <p>Sam Bakkar On-Site Manager</p> <p>[image]</p> <p>2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544 717-465-2438 www.inframarkims.com</p>			
Resolution	<p>Mon 7/21/2025/2:20 PM UTC-04/ Skyler Baker (time)- Remotely logged into NVR and adjusted intrusion detection time to start at 11PM on x2 clubhouse interior cameras.</p>			
Company Name	Ventana CDD (Inframark)			
Contact Name				
Services	Work Type	Hours	Rate	Amount
Billable Services				

Help Desk Technician	Remote - Business Hours	0.25	150.00	\$37.50
Total Services:				\$37.50
<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:	\$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: 38557
Company: Ventana CDD (Inframark)

Charge To: Ventana CDD (Inframark) / Rental hours at Ventana Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
07/21/2025	Baker, Skyler	Service Ticket: 654640 Summary: Rental hours at Ventana Remotely logged into NVR and adjusted intrusion detection time to start at 11PM on x2 clubhouse interior cameras.	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
07/30/2025	38571
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	08/14/2025			

Service Request Number	661587
Summary	Re: Ventana footage
Billing Method	Actual Rates
Detail	<p>Tue 7/29/2025/1:11 PM UTC-04/ Ibtissam Bakkar ibtissam.bakkar@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.</p> <p>Thanks Luis, much appreciated.</p> <p>Get Outlook for iOS</p> <p>Tue 7/29/2025/1:00 PM UTC-04/ Luis Cisneros (time)- Good afternoon,</p> <p>I have pulled the requested footage. It was today 7/29 at 2:48am when the person walked in front of the Breezeway camera. I have included the clip taken, please let me know if there is anything else that you may need.</p> <p>Thank you,</p> <p>Luis Cisneros MHD Communications</p> <p>Tue 7/29/2025/12:05 PM UTC-04/ Luis Cisneros (time)- Looking through footage for the camera system Not seeing anything for the date requested - 28th was yesterday not Sunday - Not seeing anything for yesterday Logged into gmail account where notifications come into - Notifications came this morning 248am Grabbed footage of the person drinking from a fountain Called Sam - Verified this is the person that she is needing Snipped Footage Sending to user</p> <p>Tue 7/29/2025/11:49 AM UTC-04/ Ibtissam bakkar Also, please share the footage with the Board President, I've Cc him on this email.</p> <p>Sam Bakkar On-Site Manager</p> <p>[image]</p>

2654 Cypress Ridge Blvd, Suite 101 | Wesley Chapel, FL 33544
717-465-2438 | www.inframarkims.com

From: Bakkar, Ibtissam <ibtissam.bakkar@inframark.com>
Sent: Tuesday, July 29, 2025 11:01 AM
To: MHD Communications Service Desk <helpdesk@mhdit.com>; Shayne Ingle <shayne.ingle@mhdit.com>; Clive Huh <clive.huh@mhdit.com>
Subject: Ventana footage

Hi Team,
Could you please provide the footage link for Camera Breezeway N at 2:48 AM on Sunday, July 28, 2025?
This footage is important as it appears the individual broke into multiple vehicles in the neighborhood and also entered the Clubhouse without authorization. We need this footage to share with the Hillsborough County Sheriff's Office (HCSO) for investigation.
Thank you for your help!
Best regards,

Sam Bakkar | On-Site Manager

[image]

2654 Cypress Ridge Blvd, Suite 101 | Wesley Chapel, FL 33544
717-465-2438 | www.inframarkims.com

Resolution
Company Name Ventana CDD (Inframark)
Contact Name Ibtissam Bakkar

Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Help Desk Technician	Remote - Business Hours	1.00	150.00	\$150.00
Total Services:				\$150.00
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:		\$150.00
		Sales Tax:		\$0.00
		Invoice Total:		\$150.00
		Payments:		\$0.00
		Credits:		\$0.00
		Balance Due:		\$150.00

Invoice Time Detail

Invoice Number: 38571
Company: Ventana CDD (Inframark)

Charge To: Ventana CDD (Inframark) / Re: Ventana footage Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
07/29/2025	Cisneros, Luis	Service Ticket: 661587 Summary: Re: Ventana footage Looking through footage for the camera system Not seeing anything for the date requested - 28th was yesterday not Sunday - Not seeing anything for yesterday Logged into gmail account where notifications come into - Notifications came this morning 248am Grabbed footage of the person drinking from a fountain Called Sam - Verified this is the person that she is needing Snipped Footage Sending to user	Y	1.00	150.00	\$150.00

Subtotal: \$150.00

Invoice Time Total: **Billable Hours:** **1.00**



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

Date	Invoice
08/13/2025	38741
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	08/28/2025			

Service Request Number	661587
Summary	Re: Ventana footage
Billing Method	Actual Rates
Detail	<p>Mon 8/11/2025/9:40 AM UTC-04/ Ibtissam Bakkar ibtissam.bakkar@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.</p> <p>Thanks Luis</p> <p>Sam Bakkar On-Site Manager</p> <p>[image]</p> <p>2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544 717-465-2438 www.inframarkims.com</p> <p>Mon 8/11/2025/8:38 AM UTC-04/ Luis Cisneros (time)- Perfect! If there is anything else that is needed from me, please let me know!</p> <p>Thank you,</p> <p>Luis Cisneros MHD Communications</p> <p>Fri 8/8/2025/3:07 PM UTC-04/ gwehr@teamhcso.com This email comes from outside the organization. Do not click links or open attachments unless it is an email you expected to receive.</p> <p>I have received the files in one drive, thank you.</p> <p>Det Wehr</p> <p>Thu 8/7/2025/1:27 PM UTC-04/ Luis Cisneros (time)- Good afternoon,</p> <p>I had to save the videos in my OneDrive as they were too large and share it to you so you can view them. Please let me know if you run into any issues accessing this folder.</p>

Sam, I want to confirm that I am going to pull and send footage from 2:48 AM on Sunday, July 28 and send it to Det. Vargas. The footage I pulled before was the 29th of July and I want to make sure I send the correct information.

Please let me know if you have any questions/concerns.

Thank you,

Luis Cisneros
MHD Communications

Thu 8/7/2025/12:40 PM UTC-04/ gwehr@teamhcsos.com
This email comes from outside the organization.
Do not click links or open attachments unless it is an email you expected to receive.

Good afternoon,

The only footage I will need is from the 4th. It appears Det. Varga is investigating the break-ins on the 28th of July. Det. Vargas' email is kvarga@hcsos.fl.gov.

Thank you for all your help,

Det Wehr

Thu 8/7/2025/10:56 AM UTC-04/ Luis Cisneros (time)-
Hello,

I was asked by Det Wehr for footage from 8/3 1140pm to 8/4 1215am. And the footage i pulled previously was for 7/29. Would you like the footage from 7/28 at 248am instead?

Thank you,

Luis Cisneros
MHD Communications

Thu 8/7/2025/8:56 AM UTC-04/ Ibtissam bakkar ibtissam.bakkar@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.

Hi Luis,

We need below time and date,

Could you please provide the footage link for Camera Breezeway N at 2:48 AM on Sunday, July 28, 2025?

This footage is important as it appears the individual broke into multiple vehicles in the neighborhood and also entered the Clubhouse without authorization. We need this footage to share with the Hillsborough County Sheriff's Office (HCSO) for investigation.

Thank you for your help!

Best regards,

Sam Bakkar | On-Site Manager

[image]

2654 Cypress Ridge Blvd, Suite 101 | Wesley Chapel, FL 33544
717-465-2438 | www.inframarkims.com

Thu 8/7/2025/8:43 AM UTC-04/ Ibtissam bakkar ibtissam.bakkar@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.

For me it didn't play.

Sam Bakkar | On-Site Manager

[image]

2654 Cypress Ridge Blvd, Suite 101 | Wesley Chapel, FL 33544
717-465-2438 | www.inframarkims.com

Thu 8/7/2025/8:22 AM UTC-04/ Luis Cisneros (time)-
Good morning,

I looked through some of the footage and the alerts for intrusion detection but was unable to find anything for 8/3 23:40 - 8/4 00:15. I have included a few video clips of footage from some cameras with good views at the Pool and surrounding areas. They were all taken during the time frame requested. The camera system splits into multiple clips sometimes so there are some cameras with multiple videos attached.

Sam, if there are any other cameras you feel would be good to take footage from, please let me know.

If there is anything else that is needed from anyone, please let me know!

Thank you,

Luis Cisneros
MHD Communications

Thu 8/7/2025/6:55 AM UTC-04/ Luis Cisneros (time)-
Began looking through pool footage
- Not seeing anyone for 8/3 during the time provided
Signed into gmail for NVR notifications
- There is nothing for 8/3
Looking through some other footage
- Front, Breezeway N, Playground
- Not seeing anyone walking around
Downloading clips to send to the det

Wed 8/6/2025/1:30 PM UTC-04/ gwehr@teamhcsco.com
This is the first email you've received from this external sender.
Do not click links or open attachments unless it is an email you expected to receive.

I was looking for footage from 8/3/25 at 11:40 PM until 8/4/25 12:15 AM. For anyone around the pool or walking area.

Thank you in advance for you help,

Det. Wehr

Wed 8/6/2025/1:12 PM UTC-04/ Luis Cisneros (time)-
Good afternoon,

I was asked to send the footage from 7/29 and have attached it to this email. Please let me know if there is anything else that is needed.

Thank you,

Luis Cisneros
MHD Communications

Wed 8/6/2025/1:08 PM UTC-04/ Ibtissam Bakkar ibtissam.bakkar@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.

Hi Luis,

Could you please share the footage with Deputy Gwen email address below:
gwehr@hcsotampa.fl.us

Thanks!

Sam Bakkar | On-Site Manager

[image]

2654 Cypress Ridge Blvd, Suite 101 | Wesley Chapel, FL 33544
717-465-2438 | www.inframarkims.com

From: Bakkar, Ibtissam <ibtissam.bakkar@inframark.com>
Sent: Wednesday, August 6, 2025 12:58 PM
To: Bakkar, Ibtissam <ibtissam.bakkar@inframark.com>
Subject: Re: Ticket#661587/Ventana CDD/Re: Ventana footage -- has been updated

Hi Luis,

Could you please share the footage with Deputy Gwen email address below:
gwehr@hcsotampa.fl.us

Thanks!

Sam Bakkar | On-Site Manager

[image]

2654 Cypress Ridge Blvd, Suite 101 | Wesley Chapel, FL 33544
717-465-2438 | www.inframarkims.com

From: Bakkar, Ibtissam <ibtissam.bakkar@inframark.com>
Sent: Tuesday, July 29, 2025 1:10 PM
To: MHD Communications Help Desk <helpdesk@mhdit.com>
Cc: ventanacddboard.seat3@gmail.com <ventanacddboard.seat3@gmail.com>
Subject: Re: Ticket#661587/Ventana CDD/Re: Ventana footage -- has been updated

Thanks Luis, much appreciated.

Get Outlook for iOS

Wed 8/6/2025/12:57 PM UTC-04/ Luis Cisneros (time)-
Sam called in needing the footage sent to another deputy
She will send the email of the deputy needing the footage
She is also having issues sign into the Hikvision application
Walked her through resetting her pw on the app itself
- She is able to get in and see the cameras again
Will email Deputy and CC Sam

Tue 7/29/2025/1:11 PM UTC-04/ Ibtissam Bakkar ibtissam.bakkar@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.

Thanks Luis, much appreciated.

Get Outlook for iOS

Tue 7/29/2025/1:00 PM UTC-04/ Luis Cisneros (time)-
Good afternoon,

I have pulled the requested footage. It was today 7/29 at 2:48am when the person walked in front of the Breezeway camera. I have included the clip taken, please let me know if there is anything else that you may need.

Thank you,

Luis Cisneros
MHD Communications

Tue 7/29/2025/12:05 PM UTC-04/ Luis Cisneros (time)-
Looking through footage for the camera system
Not seeing anything for the date requested
- 28th was yesterday not Sunday
- Not seeing anything for yesterday
Logged into gmail account where notifications come into
- Notifications came this morning 248am
Grabbed footage of the person drinking from a fountain
Called Sam
- Verified this is the person that she is needing
Snipped Footage
Sending to user

Tue 7/29/2025/11:49 AM UTC-04/ Ibtissam bakkar
Also, please share the footage with the Board President, I've Cc him on this email.

Sam Bakkar | On-Site Manager

[image]

2654 Cypress Ridge Blvd, Suite 101 | Wesley Chapel, FL 33544
717-465-2438 | www.inframarkims.com

From: Bakkar, Ibtissam <ibtissam.bakkar@inframark.com>
Sent: Tuesday, July 29, 2025 11:01 AM
To: MHD Communications Service Desk <helpdesk@mhdit.com>; Shayne Ingle <shayne.ingle@mhdit.com>; Clive Huh <clive.huh@mhdit.com>
Subject: Ventana footage

Hi Team,
Could you please provide the footage link for Camera Breezeway N at 2:48 AM on Sunday, July 28, 2025?
This footage is important as it appears the individual broke into multiple vehicles in the neighborhood and also entered the Clubhouse without authorization. We need this footage to share with the Hillsborough County Sheriff's Office (HCSO) for investigation.
Thank you for your help!
Best regards,

Sam Bakkar | On-Site Manager

[image]

2654 Cypress Ridge Blvd, Suite 101 | Wesley Chapel, FL 33544
717-465-2438 | www.inframarkims.com

Resolution

Company Name Ventana CDD (Inframark)

Contact Name Ibtissam Bakkar

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

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:	\$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: 38741
Company: Ventana CDD (Inframark)

Charge To: Ventana CDD (Inframark) / Re: Ventana footage Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
08/06/2025	Cisneros, Luis	Service Ticket: 661587 Summary: Re: Ventana footage Sam called in needing the footage sent to another deputy She will send the email of the deputy needing the footage She is also having issues sign into the Hikvision application Walked her through resetting her pw on the app itself - She is able to get in and see the cameras again Will email Deputy and CC Sam	Y	0.25	150.00	\$37.50
08/07/2025	Cisneros, Luis	Service Ticket: 661587 Summary: Re: Ventana footage Began looking through pool footage - Not seeing anyone for 8/3 during the time provided Signed into gmail for NVR notifications - There is nothing for 8/3 Looking through some other footage - Front, Breezeway N, Playground - Not seeing anyone walking around Downloading clips to send to the det	Y	1.50	150.00	\$225.00

Subtotal: \$262.50

Invoice Time Total: **Billable Hours:** 1.75



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

Date	Invoice
08/13/2025	38744
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	08/28/2025			

Service Request Number	667476
Summary	Ventana Cameras down
Billing Method	Actual Rates
Detail	<p>Tue 8/5/2025/12:17 PM UTC-04/ Josh Nielsen (time)- Cameras are up, closing the ticket</p> <p>Mon 8/4/2025/1:30 PM UTC-04/ Josh Nielsen (time)- Hey Sam</p> <p>The internet became accessible about 15 minutes ago and I can see the cameras online now. Can you check again and make sure you can see them as well?</p> <p>Respectfully, Joshua Nielsen MHD Communications</p> <p>Mon 8/4/2025/1:20 PM UTC-04/ Josh Nielsen (time)- - WAN is pingable again - Camera's are accessible again as well - Emailing Sam to have her check again</p> <p>Mon 8/4/2025/1:17 PM UTC-04/ Clive Huh- Shawn Lincoln spoke with Sam, she was able to get a hold of the ISP and rebooted the router. Internet is backup, but cameras are still not accessible as per Sam.</p> <p>Shawn Lincoln will be on-site at 1:40 PM if any on-site work is needed.</p> <p>Mon 8/4/2025/12:55 PM UTC-04/ Clive Huh- Shawn Lincoln will be on-site today (8/4) to meet with Sam regarding the addition of new cameras. He is willing to stop by the IT closet to verify if there is power going to the equipment to help isolate the issue.</p> <p>Mon 8/4/2025/11:16 AM UTC-04/ Josh Nielsen (time)- Hey Sam</p> <p>I'm unable to access the firewall at all at the moment. Have you contacted the internet service provider? Give them a call and let me know if you need any follow up support.</p> <p>Respectfully, Joshua Nielsen MHD Communications</p>

Mon 8/4/2025/11:07 AM UTC-04/ Josh Nielsen (time)-
- Unable to access the cameras
- Unable to access the WAN at all
- Emailing Sam back to let her know

Mon 8/4/2025/9:54 AM UTC-04/ Ibtissam bakkar
This email comes from outside the organization.
Do not click links or open attachments unless it is an email you expected to receive.

Hi team,

Ventana cameras are down, could you please investigate urgently and let us know.

Thanks!

Sam Bakkar | On-Site Manager

[image]

2654 Cypress Ridge Blvd, Suite 101 | Wesley Chapel, FL 33544
717-465-2438 | www.inframarkims.com

Resolution

Company Name Ventana CDD (Inframark)

Contact Name Ibtissam Bakkar

Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Help Desk Technician	Remote - Business Hours	0.50	150.00	\$75.00
Total Services:				\$75.00
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:	\$75.00	
		Sales Tax:	\$0.00	
		Invoice Total:	\$75.00	
		Payments:	\$0.00	
		Credits:	\$0.00	
		Balance Due:	\$75.00	

Invoice Time Detail

Invoice Number: 38744
Company: Ventana CDD (Inframark)

Charge To: Ventana CDD (Inframark) / Ventana Cameras down Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
08/04/2025	Nielsen, Josh	Service Ticket: 667476 Summary: Ventana Cameras down - Unable to access the cameras - Unable to access the WAN at all - Emailing Sam back to let her know	Y	0.25	150.00	\$37.50
08/04/2025	Nielsen, Josh	Service Ticket: 667476 Summary: Ventana Cameras down - WAN is pingable again - Camera's are accessible again as well - Emailing Sam to have her check again	Y	0.25	150.00	\$37.50

Subtotal: \$75.00

Invoice Time Total: **Billable Hours:** **0.50**

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

August 15, 2025

Client: 001470

Matter: 000001

Invoice #: 26942

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
7/1/2025	WAS	REVIEW COMMUNICATIONS FROM DISTRICT MANAGER AND EGIS REGARDING GEOCHACHING ON DISTRICT PROPERTY; COMMUNICATIONS WITH DISTRICT MANAGER REGARDING WATER MOCCASINS ON DISTRICT PROERTY.	0.7	\$227.50
7/3/2025	WAS	REVIEW COMMUNICATION TO RESIDENTS REGARDING PRESENCE OF WATER MOCCASINS ON DISTRICT PROPERTY AND EXCHANGE EMAILS WITH L. CASTORIA REGARDING SAME.	0.4	\$130.00
7/9/2025	WAS	COMMUNICATIONS WITH L. CASTORIA REGARDING GRASS CLIPPING LETTER; COMMUNICATIONS WITH S. BAKKAR AND L. CASTORIA REGARDING SUSPENSION OF AMENITY PRIVILEGES FOR RESIDENT ISSUE WITH SECURITY GUARD.	0.6	\$195.00
7/10/2025	WAS	MULTIPLE COMMUNICATIONS WITH DISTRICT MANAGER AND CLUBHOUSE MANAGER REGARDING SUSPENSION OF RESIDENT FOR INCIDENT WITH SECURITY GUARD; TELEPHONE CALL WITH DISTRICT SECURITY OFFICER REGARDING JUNE 4TH INCIDENT AT CLUBHOUSE; REVIEW DISTRICT POLICY REGARDING SUSPENSIONS AND DRAFT LETTER TO GARRETT RESIDENT REGARDING AMENITY SUSPENSION.	1.6	\$520.00
7/11/2025	WAS	DRAFT LIMITED LIABILITY WAIVER FOR YELLOWSTONE TO CUT THE GRASS ALONG CDD FENCES.	1.0	\$325.00

August 15, 2025
 Client: 001470
 Matter: 000001
 Invoice #: 26942

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
7/15/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING AND FOLLOW UP ITEMS FROM PRIOR MEETINGS AND ISSUES THAT MAY ARISE AT MEETING; REVIEW AND REPLY TO EMAILS RE: SAME AND FINALIZATION OF PROPERTY ROLLS AND BUDGET AND ASSESSMENT HEARING FOR AUGUST.	0.9	\$337.50
7/16/2025	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	1.5	\$562.50
7/21/2025	VKB	REVIEW AND REPLY TO EMAIL FROM L. CASTORIA RE: RESIDENT'S REQUEST FOR CDD TO CHANGE SOD THAT KEEPS TAKING OVER RESIDENT'S LAWN AND HOA'S ENFORCEMENT RE: SAME.	0.3	\$112.50
7/24/2025	VKB	DRAFT POOL MAINTENANCE SERVICES AGREEMENT WITH A QUALITY POOLS.	1.5	\$562.50
Total Professional Services			8.5	\$2,972.50
Total Services				\$2,972.50
Total Disbursements				\$0.00
Total Current Charges				\$2,972.50
Previous Balance				\$4,319.13
Less Payments				(\$4,310.00)
PAY THIS AMOUNT				\$2,981.63

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	\$2,981.63
Total Remaining Balance Due						\$2,981.63

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,972.50	\$0.00	\$9.13	\$0.00



UNITED SECURITY SOLUTIONS OF AMERICA



Invoice Date: 08/18/2025

Invoice No: 250818-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
08/18/2025	08/16/2025 – 08/22/2025	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			\$250.00	\$250.00

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



UNITED SECURITY SOLUTIONS OF AMERICA



Invoice Date: 08/11/2025

Invoice No: 250811-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
08/11/2025	08/09/2025 – 08/15/2025	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			\$250.00	\$250.00

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



UNITED SECURITY SOLUTIONS OF AMERICA



Invoice Date: 07/28/2025

Invoice No: 250728-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
07/28/2025	07/26/2025 – 08/01/2025	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			\$250.00	\$250.00

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



UNITED SECURITY SOLUTIONS OF AMERICA



Invoice Date: 08/04/2025

Invoice No: 250804-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
08/04/2025	08/02/2025 – 08/08/2025	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			\$250.00	\$250.00

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



UNITED SECURITY SOLUTIONS OF AMERICA



Invoice Date: 08/25/2025

Invoice No: 250825-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
08/25/2025	08/23/2025 – 08/29/2025	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			\$250.00	\$250.00

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



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

Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

7833037
234032000
07/25/2025
Duffy, Leanne M
(407)-835-3807

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



VENTANA COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BOND, SERIES
2021 (EXPANSION AREA)REVENUE ACCOUNT

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

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

VENTANA COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BOND, SERIES
2021 (EXPANSION AREA)REVENUE ACCOUNT

Invoice Number: 7833037
Account Number: 234032000
Current Due: \$4,040.63

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

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 234032000
Invoice # 7833037
Attn: Fee Dept St. Paul

Please mail payments to:

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





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

Invoice Number: 7833037
Invoice Date: 07/25/2025
Account Number: 234032000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

VENTANA COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BOND, SERIES
2021 (EXPANSION AREA) REVENUE ACCOUNT

Accounts Included 234032000 234032001 234032002 234032003 234032004 234032005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 07/01/2025 - 06/30/2026				\$3,750.00
Incidental Expenses 07/01/2025 to 06/30/2026	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63





INVOICE

INVOICE #	INVOICE DATE
972971	8/1/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

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:** August 31, 2025**Invoice Amount:** \$17,704.17

Description	Current Amount
Monthly Landscape Maintenance August 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.

3423 Holland Dr.
Brandon, FL 33511
(813) 684-3386

NAME Ventana CDD c/o Inframark		DATE OF ORDER 8-15-25	
ADDRESS (0500)		PHONE 223-7011	
		DATE PROMISED	
JOB NAME / LOCATION Ventana Groves Amenity Center		ORDER TAKEN BY	
DESCRIPTION OF WORK 11035 Ventana Groves Blvd. Riverview, 33578		<input type="checkbox"/> DAY WORK <input type="checkbox"/> CONTRACT <input type="checkbox"/> EXTRA	
QTY.	DESCRIPTION	PRICE	AMOUNT
1	Backflow Preventer Test		\$50.00
DM lisa.castoria@inframark.com			
cc: jayna.cooper@inframark.com			
on site man. ibtissam.bakkar@inframark.com			
inframark CMS@payableslockbox.com			
LABOR	HOURS	RATE	AMOUNT
			TOTAL MATERIALS
			TOTAL LABOR
WORK ORDERED BY Lisa Castoria		TOTAL LABOR	TAX
JOB INVOICE		DATE COMPLETED	Thank You TOTAL \$50.00
23063		SIGNATURE (I hereby acknowledge the satisfactory completion of the above described work.	

**Bill To:**

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

Property Name: Ventana CDD

Opp # 585406
July 2025 General Repairs

INVOICE

INVOICE #	INVOICE DATE
973962	8/12/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: September 11, 2025

Invoice Amount: \$61.28

Description	Current Amount
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Irrigation	\$61.28
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Invoice Total **\$61.28**

EXCELLENCE
IN COMMERCIAL LANDSCAPING

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

**Ventana Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of twelve Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year. *(or other deadline, as appropriate)*

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Ventana Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Ventana Community Development District