

**VENTANA COMMUNITY  
DEVELOPMENTDISTRICT**

**NOVEMBER 12, 2025  
AGENDA PACKAGE**

**TEAMS MEETING INFORMATION**

**MEETING ID: 274 312 453 766 0**

**PASSCODE: ZQ9UY7Y4**



**11555 HERON BAY BLVD. SUITE 201  
CORAL SPRINGS, FLORIDA 33076**

# 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

Heather Jackson, District Manager  
Whitney Sousa, District Counsel  
Robert Dvorack, District Engineer  
Nathaniel Montagna, Field Manager  
Jonathan Sciortino, Accountant  
Catalina Martinez, District Admin Assistant

## REGULAR MEETING AGENDA

Wednesday, November 12, 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. **Audience Comment** (*Each individual has the opportunity to comment and is limited to three (3) minutes for such comment per speaker*)
4. **Business Administration Items**
  - A. Consideration of Resolution 2026-04; Adopting FY 2025 Amended Budget.....Page 3
  - B. Consideration of Minutes of September 17, 2025, Regular Meeting ..... Page 9
  - C. Consideration of Operation and Maintenance Expenditures August & September 2025.....Page 12
5. **Staff Report**
  - A. Advanced Aquatics Waterway/Ponds Inspection Report .....Page 193
  - B. Field Inspection Report.....Page 209
    - 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 8.....Page 233
  - E. District Counsel
    - i. Discussion Regarding Open Carry
  - F. District Manager
  - G. Onsite Manager
6. **Business Items**
  - A. Consideration of Resolution 2026-01; Re-designation of Officers..... Page 234
  - B. Consideration of Resolution 2026-02; Goals, Objectives, Performance Measures and Standards FY2026 .....Page 235
  - C. Consideration of Security/Pool Attendant Proposals.....Page 240
  - D. Consideration of Ditch Clean-out Proposals.....Page 249
  - E. Consideration of Clubhouse Doors & Window Tinting .....Page 252
  - F. Consideration of Wildlife-Proof Trash Bins .....Page 257
  - G. Consideration of Pest Control Proposal .....Page 263
  - H. Ratification of the Goals, Objectives, Performance Measures and Standards FY2025 .....Page 274
  - I. Ratification of LRI Restorations Attic Hole Repair Proposal # 1414.....Page 276
  - J. Discussion on Fobs and Onboarding with Complete IT
  - K. Discussion of Hours/Days for New Onsite Manager
  - L. Discussion of Clubhouse Rental Space from Bull Frog Creek CDD
7. **Supervisors' Requests or Comments**
8. **Audience Comments** (*Each individual has the opportunity to comment and is limited to three (3) minutes for such comment*)
9. **Adjournment**

*The next meeting is scheduled for Wednesday, December 10, 2025, at 6:00 p.m.*

**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 12th DAY OF NOVEMBER 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)
<b><u>REVENUES</u></b>					
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
<b>TOTAL REVENUES</b>	<b>1,111,313</b>	<b>-</b>	<b>1,111,313</b>	<b>1,153,373</b>	<b>42,060</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
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)
<b>Total Administration</b>	<b>150,913</b>	<b>75,300</b>	<b>226,213</b>	<b>224,150</b>	<b>2,063</b>
<b><u>Electric Utility Services</u></b>					
Utility - Electric	148,000	5,200	153,200	153,187	13
Utility Services	10,000	(10,000)	-	-	-
<b>Total Electric Utility Services</b>	<b>158,000</b>	<b>(4,800)</b>	<b>153,200</b>	<b>153,187</b>	<b>13</b>
<b><u>Garbage/Solid Waste Services</u></b>					
Garbage Collection	2,000	1,000	3,000	3,074	(74)
<b>Total Garbage/Solid Waste Services</b>	<b>2,000</b>	<b>1,000</b>	<b>3,000</b>	<b>3,074</b>	<b>(74)</b>
<b><u>Water-Sewer Comb Services</u></b>					
Water/Waste	6,000	-	6,000	5,465	535
<b>Total Water-Sewer Comb Services</b>	<b>6,000</b>	<b>-</b>	<b>6,000</b>	<b>5,465</b>	<b>535</b>
<b><u>Other Physical Environment</u></b>					
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)
<b>Total Other Physical Environment</b>	<b>794,400</b>	<b>38,500</b>	<b>832,900</b>	<b>790,013</b>	<b>42,887</b>
<b>TOTAL EXPENDITURES</b>	<b>1,111,313</b>	<b>110,000</b>	<b>1,221,313</b>	<b>1,175,889</b>	<b>45,424</b>
Excess (deficiency) of revenues					
Over (under) expenditures	-	(110,000)	(110,000)	(22,516)	87,484
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	-	110,000	110,000	-	(110,000)
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>110,000</b>	<b>110,000</b>	<b>-</b>	<b>(110,000)</b>
Net change in fund balance	-	-	-	(22,516)	(22,516)
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>140,160</b>	<b>-</b>	<b>140,160</b>	<b>140,260</b>	<b>100</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 140,160</b>	<b>\$ -</b>	<b>\$ 140,160</b>	<b>\$ 117,744</b>	<b>\$ (22,416)</b>

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<b>FUND BALANCE, ENDING</b>	<b>\$ 140,160</b>	<b>\$ -</b>	<b>\$ 140,160</b>	<b>\$ 117,744</b>	<b>\$ (22,416)</b>

**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
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**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
<b>Utilities</b>					
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
<b>Utilities Subtotal</b>			<b>\$13,146.38</b>	<b>\$13,146.38</b>	
<b>Regular Services</b>					
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



<b>VENTANA CDD</b>
<b>Summary of Operations and Maintenance Invoices</b>

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
<b>Regular Services Subtotal</b>			<b>\$50,872.29</b>	<b>\$50,872.29</b>	
<b>Additional Services</b>					
AFFORDABLE BACKFLOW	8/15/2025	23063	\$50.00	\$50.00	backflow
YELLOWSTONE LANDSCAPE	8/12/2025	973692	\$61.28	\$61.28	LANDSCAPE SERVICES
<b>Additional Services Subtotal</b>			<b>\$111.28</b>	<b>\$111.28</b>	
<b>TOTAL</b>			<b>\$64,129.95</b>	<b>\$64,129.95</b>	



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

S-Page 1 of 1

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

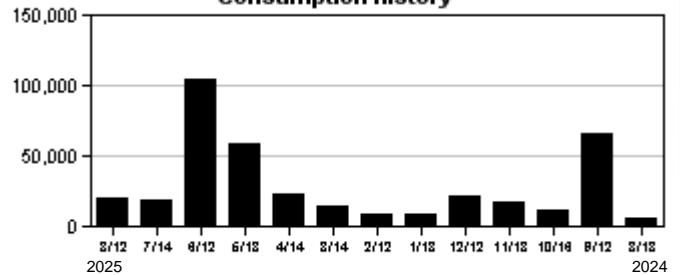
#### Summary of Account Charges

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

#### 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](https://HCFLGov.net/WaterBill)

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

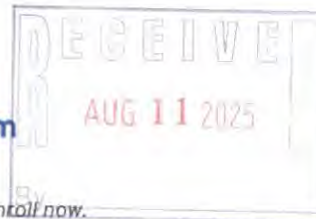
To ensure prompt credit, please return stub portion of this bill with your payment.



Pay your bill online at [TampaElectric.com](http://TampaElectric.com)

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

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



Account #: 321000026013

Due Date: August 19, 2025

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 →

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

### All Other

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

## Contact Us

### Online:

[TampaElectric.com](https://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

	<b>Electric Charges</b>		
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
<b>Electric Service Cost</b>			<b>\$23.56</b>

## 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

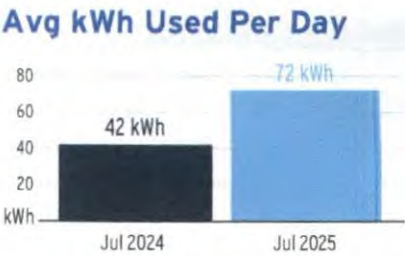
Meter Read

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

 <b>Electric Charges</b>		
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
<b>Electric Service Cost</b>		<b>\$345.01</b>



**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

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$1,258.39</b>

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

Billing information continues on next page →

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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

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$569.95</b>

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

Billing information continues on next page →

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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



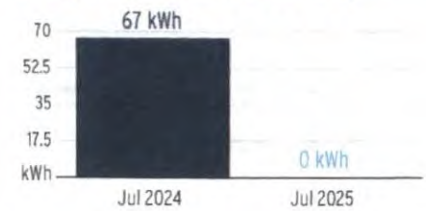
### Electric Charges

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**

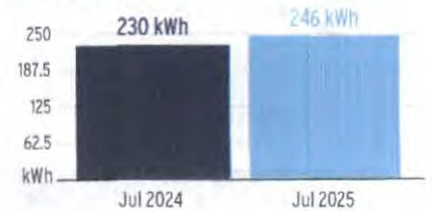
**\$763.58**

**Current Month's Electric Charges**

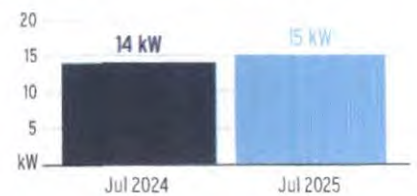
**\$763.58**

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.



Scan here to view  
your account online.

**Let's be honest.  
You don't  
need me  
anymore.**



You can get your bill by  
email or text, skip the  
stamp and pay securely online.  
Move on to paperless billing.

Log in at **TECOaccount.com**  
and select "ON" to enroll.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://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](https://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
<b>Lighting Charges</b>		<b>\$960.46</b>

**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](https://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%.

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

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

## Contact Us

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

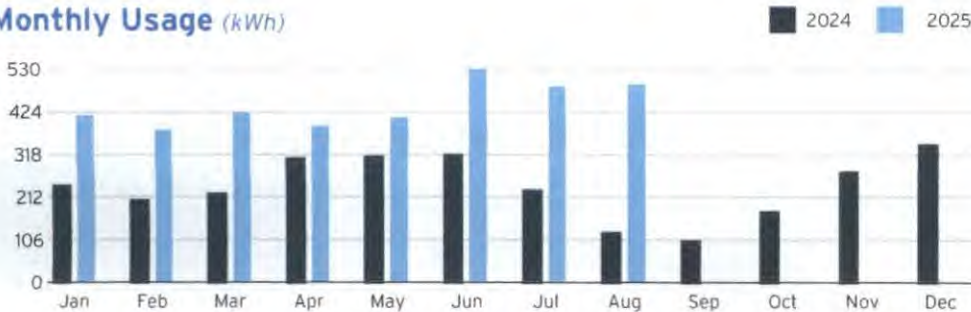


Your average daily kWh used was **5.88% lower** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

Let's be honest.  
You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at [TECOaccount.com](https://TECOaccount.com) and select "ON" to enroll.



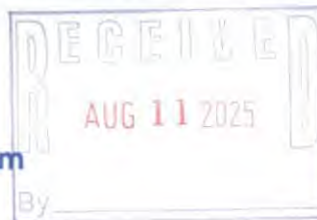
To ensure prompt credit, please return stub portion of this bill with your payment.



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://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

 <b>Electric Charges</b>		
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
<b>Electric Service Cost</b>		<b>\$96.13</b>

**Total Current Month's Charges      \$96.13**

Avg kWh Used Per Day



Important Messages

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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](https://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%.

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Ways To Pay Your Bill

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

**In-Person**  
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**Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.  
  
**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

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

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

Contact Us

**Online:**  
[TampaElectric.com](https://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, FL 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
<b>Service Plan</b> Service agreement for Ventana Groves Clubhouse, (monthly) includes: <ul style="list-style-type: none"> <li>• DATABASE MANAGEMENT (UNLIMITED)</li> <li>• 24 HOUR RAPID RESPONSE SERVICE</li> <li>• DISCOUNTED SERVICE RATES</li> </ul>	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, Fl
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
<b>Labor</b> 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
<b>Power supply</b>	1	85.00	85.00
<b>Trip charge</b>	1	60.00	60.00

FL Contractor ES12001404	BALANCE DUE	<b>\$305.00</b>
--------------------------	-------------	-----------------

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
<b>Balance</b>	\$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.  Payment received after the 20th is subject to a 5% Late Fee Sales Tax				2,500.00	2,500.00
					7.00%	0.00

Thank you for choosing A-Quality Pool Service!

<b>Total</b>	\$2,500.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$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
<b>Balance</b>	\$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

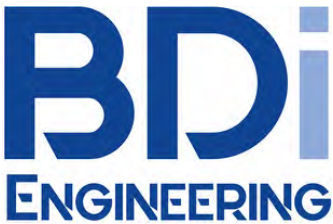
**Total** \$1,350.00

**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>
<b>INVOICE TOTAL</b>		20.50			<b>\$3,915.00</b>

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](http://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
<b>Remaining Balance</b>	<b>\$0.00</b>
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	
<b>Total Due by Auto Pay</b>	<b>\$205.00</b>

**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](http://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](http://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
<b>Remaining Balance</b>		<b>\$0.00</b>

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
	<b>\$170.00</b>

Spectrum Business™ Internet Total **\$170.00**

**Spectrum Business™ Voice****Phone number (813) 374-2832**

Spectrum Business Voice	50.00
Promotional Discount	-15.00
	<b>\$35.00</b>

For additional call details,  
 please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

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

**Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**Other Charges Continued**

<b>Current Charges</b>	<b>\$205.00</b>
<b>Total Due by Auto Pay</b>	<b>\$205.00</b>

**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](http://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](http://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	<b>AutoPay Scheduled</b>
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	<b>AutoPay Scheduled</b>
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:	<u>Ventana</u>
Board Meeting Date:	<u>August 20, 2025</u>

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

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

Approved for payment:

<u>Lisa Castoria</u>	<u>8/21/2025</u>
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](http://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

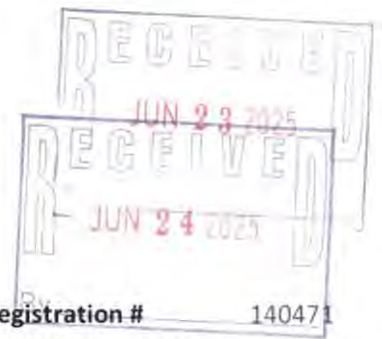
Incident Date 05/30/2025

Incident Time 5:47:00 AM





# Hillsborough County Florida



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

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.

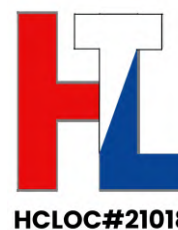
It is the owner's /occupant's responsibility to ensure the alarm system is kept in good repair. In order to prevent future false alarm occurrences and to avoid future penalties, please contact your alarm company to provide them with notification information for at least two valid Key-Holder Representatives, 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](http://www.HCFLGOV.NET).

**Save Time - Pay Online: [WWW.HCFLGOV.NET/CODE](http://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](mailto:FalseAlarmAdmin@HCFLGOV.NET).

## Hometown Locksmiths

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



<b>Date</b>	<b>To</b>	<b>Job Site</b>
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 7.24.2025			<b>\$370.90</b>

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
<b>Subtotal</b>					<b>9,366.67</b>

**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

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District Name: Ventana

Board Meeting Date: August 20, 2025

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		In Attendance Please	
	Name	X	Paid
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Approved for payment:

*Lisa Castoria*

8/21/2025

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District Manager Signature

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Date

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

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District Name: Ventana

Board Meeting Date: August 20, 2025

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	Name	In Attendance Please X	Paid
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3	James Jones	X	\$200
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The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

*Lisa Castoria*

8/21/2025

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District Manager Signature

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Date

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

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District Name: Ventana

Board Meeting Date: August 20, 2025

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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   <a href="http://www.inframarkims.com">www.inframarkims.com</a></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**

<b>Date</b>	<b>Staff</b>	<b>Notes</b>	<b>Bill</b>	<b>Hours</b>	<b>Rate</b>	<b>Ext Amt</b>
07/21/2025	Baker, Skyler	<b>Service Ticket:</b> 654640 <b>Summary:</b> 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**

<b>Invoice Time Total:</b>	<b>Billable Hours:</b>	<b>0.25</b>
----------------------------	------------------------	-------------



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
<b>Total Services:</b>				<b>\$150.00</b>
<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>		<b>Invoice Subtotal:</b>		\$150.00
		<b>Sales Tax:</b>		\$0.00
		<b>Invoice Total:</b>		<b>\$150.00</b>
		<b>Payments:</b>		\$0.00
		<b>Credits:</b>		\$0.00
		<b>Balance Due:</b>		<b>\$150.00</b>

**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	<b>Service Ticket:</b> 661587 <b>Summary:</b> 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@teamhcsso.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@hcsso.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](http://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](mailto: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](mailto: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](http://www.inframarkims.com)

From: Bakkar, Ibtissam <[ibtissam.bakkar@inframark.com](mailto:ibtissam.bakkar@inframark.com)>  
Sent: Tuesday, July 29, 2025 11:01 AM  
To: MHD Communications Service Desk <[helpdesk@mhdit.com](mailto:helpdesk@mhdit.com)>; Shayne Ingle <[shayne.ingle@mhdit.com](mailto:shayne.ingle@mhdit.com)>; Clive Huh <[clive.huh@mhdit.com](mailto: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](http://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
<b>Total Services:</b>				<b>\$262.50</b>

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.	<b>Invoice Subtotal:</b>	\$262.50
	<b>Sales Tax:</b>	\$0.00
	<b>Invoice Total:</b>	<b>\$262.50</b>
	<b>Payments:</b>	\$0.00
	<b>Credits:</b>	\$0.00
<b>Balance Due:</b>		<b>\$262.50</b>

**Invoice Time Detail**

**Invoice Number:** 38741  
**Company:** Ventana CDD (Inframark)

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

<b>Date</b>	<b>Staff</b>	<b>Notes</b>	<b>Bill</b>	<b>Hours</b>	<b>Rate</b>	<b>Ext Amt</b>
08/06/2025	Cisneros, Luis	<b>Service Ticket:</b> 661587 <b>Summary:</b> 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	<b>Service Ticket:</b> 661587 <b>Summary:</b> 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
<b>Total Services:</b>				<b>\$75.00</b>
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.		<b>Invoice Subtotal:</b>		\$75.00
		<b>Sales Tax:</b>		\$0.00
		<b>Invoice Total:</b>		<b>\$75.00</b>
		<b>Payments:</b>		\$0.00
		<b>Credits:</b>		\$0.00
		<b>Balance Due:</b>		<b>\$75.00</b>

**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	<b>Service Ticket:</b> 667476 <b>Summary:</b> 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	<b>Service Ticket:</b> 667476 <b>Summary:</b> 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)
<b>PAY THIS AMOUNT</b>				<b>\$2,981.63</b>

**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

<b>Sub Total</b>	<b>\$ 1,255.90</b>
<b>Sales Tax</b>	<b>\$ 0.00</b>
<b>Total Due</b>	<b>\$ 1,255.90</b>



# 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

<b>Sub Total</b>	<b>\$ 1,255.90</b>
<b>Sales Tax</b>	<b>\$ 0.00</b>
<b>Total Due</b>	<b>\$ 1,255.90</b>



# 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

<b>Sub Total</b>	<b>\$ 1,255.90</b>
<b>Sales Tax</b>	<b>\$ 0.00</b>
<b>Total Due</b>	<b>\$ 1,255.90</b>



# 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

<b>Sub Total</b>	<b>\$ 1,255.90</b>
<b>Sales Tax</b>	<b>\$ 0.00</b>
<b>Total Due</b>	<b>\$ 1,255.90</b>





# 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

<b>Sub Total</b>	<b>\$ 1,255.90</b>
<b>Sales Tax</b>	<b>\$ 0.00</b>
<b>Total Due</b>	<b>\$ 1,255.90</b>



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
<b>Subtotal Administration Fees - In Advance 07/01/2025 - 06/30/2026</b>				<b>\$3,750.00</b>
Incidental Expenses 07/01/2025 to 06/30/2026	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>





## 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.balkar@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	<b>Thank You TOTAL</b> \$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
-------------	----------------

Irrigation	\$61.28
------------	---------

**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



<b>VENTANA CDD</b>
<b>Summary of Operations and Maintenance Invoices</b>

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
REPUBLIC SERVICES #696 ACH	7/17/2025	0696-001285396 ACH	\$285.62	\$285.62	WASTE
REPUBLIC SERVICES #696 ACH	8/17/2025	0696-001291952-ACH	\$285.62	\$285.62	WASTE
UNITED SECURITY SOLUTIONS OF AMERICA, LLC	9/15/2025	250915-VCDD	\$1,255.90	\$1,255.90	POOL SECURITY
<b>Monthly Contract Subtotal</b>			<b>\$1,827.14</b>	<b>\$1,827.14</b>	
<b>Regular Services</b>					
ACTION SECURITY, INC	9/1/2025	30464	\$125.00	\$125.00	SECURITY
ADVANCED AQUATIC SERVICES INC	9/1/2025	090125-	\$1,140.00	\$1,140.00	LAKE MAINT
ADVANCED AQUATIC SERVICES INC	10/1/2025	10560848	\$1,186.00	\$1,186.00	OCTOBER LAKE MAINT
A-QUALITY POOL SERVICE	9/2/2025	978283	\$2,500.00	\$2,500.00	SEPT 25 POOL SERVICE
A-QUALITY POOL SERVICE	8/1/2025	977605	\$245.00	\$245.00	JULY 25 POOL REPAIRS
A-QUALITY POOL SERVICE	5/22/2025	976671	\$155.00	\$155.00	MAY 25 POOL SERVICE CALL
BOCC ACH	9/15/2025	091525-8430	\$292.87	\$292.87	WATER
BRLETIC DVORAK, INC	8/28/2025	2083	\$4,275.00	\$4,275.00	PROFFESIONAL SERVICES
CHARTER COMMUNICATIONS ACH	9/1/2025	2455297090125	\$205.00	\$205.00	SEPT 25 INTERNET SERVICE
COMPLETE I.T. CORP.	9/9/2025	17663	\$33,935.25	\$33,935.25	CAMERAS & ACCESS CONTROL SEPT 25
GoTo TECHONOLOGIES USA LLC	9/1/2025	IN7104171081	\$56.46	\$56.46	SEPT 25 DISTRICT INVOICE
GREGORY LOUIS CREEL	9/17/2025	GC-091725	\$200.00	\$200.00	BOARD 9/17/25
HOME TEAM PEST DEFENSE	8/26/2025	112164764	\$181.50	\$181.50	PEST SERVICE
HOME TEAM PEST DEFENSE	9/16/2025	113009724	\$181.50	\$181.50	PEST SERVICE
HOME TEAM PEST DEFENSE	9/26/2025	092625-5891	\$181.50	\$181.50	PEST SERVICE
INFRAMARK LLC	9/5/2025	158086	\$2,916.67		DISTRICT INVOICE
INFRAMARK LLC	9/5/2025	158086	\$1,000.00		DISTRICT INVOICE
INFRAMARK LLC	9/5/2025	158086	\$3,750.00		DISTRICT INVOICE
INFRAMARK LLC	9/5/2025	158086	\$1,000.00		DISTRICT INVOICE
INFRAMARK LLC	9/5/2025	158086	\$700.00	\$9,366.67	DISTRICT INVOICE
INFRAMARK LLC	9/10/2025	1162332	\$260.00	\$260.00	DISTRICT INVOICE
INFRAMARK LLC	8/28/2025	157223	\$417.92	\$417.92	DISTRICT INVOICE
JAMES JONES -EFT	9/17/2025	JJ-091725-EFT	\$200.00	\$200.00	BOARD 9/17/25
JUAN CARLOS REYES	9/17/2025	JR-091725	\$200.00	\$200.00	BOARD 9/17/25
KELLY GARCIA	9/17/2025	KG-091725	\$200.00	\$200.00	BOARD 9/17/25
MARTHA M ROCKOVICH	9/17/2025	MR-091725	\$200.00	\$200.00	BOARD 9/17/25
SPEAREM ENTERPRISES	6/26/2025	6224	\$340.00	\$340.00	DOG WASTE CANS
SPEAREM ENTERPRISES	7/24/2025	6247	\$729.00	\$729.00	DOG WASTE CANS & Clubhouse Clean
STRALEY ROBIN VERICKER	9/16/2025	27102	\$2,697.50	\$2,697.50	LEGAL COUNSEL
TAMPA BAY TIMES	9/24/2025	56804-092425	\$503.50	\$503.50	LEGAL AD
TECO ACH	9/5/2025	090525-1918	\$960.46	\$960.46	ELECTRIC SERVICE 08/01/25-08/29/25
TECO ACH	9/5/2025	090525-4538	\$92.37	\$92.37	ELECTRIC SERVICE 08/01/25-08/29/25
TECO ACH	8/29/2025	082925-6013- ACH	\$11,756.29	\$11,756.29	ELECTRIC SERVICE 07/02/2025-07/31/2025
THE DOOR WHISPERER LLC	9/4/2025	8212025-1C	\$1,290.00	\$1,290.00	Trip and repair Bathroom Door Device
UNITED SECURITY SOLUTIONS OF AMERICA, LLC	9/1/2025	250901-VCDD	\$1,327.78	\$1,327.78	POOL SECURITY
UNITED SECURITY SOLUTIONS OF AMERICA, LLC	9/8/2025	250908-VCDD	\$1,255.90	\$1,255.90	POOL SECURITY
YELLOWSTONE LANDSCAPE	9/2/2025	992498	\$17,704.17	\$17,704.17	SEPT 25 LANDSCAPE SERVICES
<b>Regular Services Subtotal</b>			<b>\$94,361.64</b>	<b>\$94,361.64</b>	

<b>VENTANA CDD</b>
<b>Summary of Operations and Maintenance Invoices</b>

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Additional Services</b>					
ANDREA MELENDEZ	9/10/2025	08232025	\$200.00	\$200.00	Clubhouse Deposit Refund
ELEMENT ROOFING SOLUTIONS LLC	9/5/2025	090525	\$1,450.00	\$1,450.00	REPAIRS AND MAINT
FINN OUTDOOR LLC	8/21/2025	2934	\$109,422.50	\$109,422.50	Erosion Restoration
ILAYARAJA RENGASAMY	9/10/2025	08022025	\$200.00	\$200.00	Clubhouse Deposit Refund
INFRAMARK LLC	8/28/2025	157223	\$22.34	\$22.34	POSTAGE
INFRAMARK LLC	9/22/2025	159328	\$3.70	\$3.70	Postage
ITZ ELECTRIC CORP	8/3/2025	20774	\$450.00	\$450.00	AUGUST 25 TROUBLESHOOT AND REPLACE 2 POLE 30 A CIRCUITS
JUAN CARLOS REYES	8/25/2025	082525 REIMBURSE	\$1,546.31	\$1,546.31	REIMBURSEMENT
KALIE PEREZ	9/10/2025	08312025	\$200.00	\$200.00	Clubhouse Deposit Refund
KALIE PEREZ	9/10/2025	08302025	\$200.00	\$200.00	Clubhouse Deposit Refund
LRI RESTORATIONS LLC	7/29/2025	202410334	\$268.00	\$268.00	R/R down spout
MHD COMMUNICATIONS	9/10/2025	39018	\$112.50	\$112.50	SEPT 25 IT SERVICES FOR CAMERA ACCESS
NEBULA LED LIGHTNING SYSTEMS OF GREATER BAY AREA LLC	9/1/2025	136108-MS	\$5,390.00	\$5,390.00	VENTANA LIGHTHOUSE GEMSTONE
NEBULA LED LIGHTNING SYSTEMS OF GREATER BAY AREA LLC	9/1/2025	136107-MS	\$11,812.50	\$11,812.50	HOLIDAY LIGHTING DEPOSIT
YELLOWSTONE LANDSCAPE	8/19/2025	976499	\$826.00	\$826.00	JULY 25 IRRIGATION REPAIR
YELLOWSTONE LANDSCAPE	8/12/2025	973961	\$2,985.68	\$2,985.68	LANDSCAPE SERVICES - JULY 25 IRRIGATION
YELLOWSTONE LANDSCAPE	9/22/2025	997470	\$140.00	\$140.00	LANDSCAPE SERVICES IRRIGATION BREAK
<b>Additional Services Subtotal</b>			<b>\$135,229.53</b>	<b>\$135,229.53</b>	
<b>TOTAL</b>			<b>\$231,418.31</b>	<b>\$231,418.31</b>	



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Tampa FL 33624-503434

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

**Important Information**

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<b>Account Number</b>	<b>3-0696-0044293</b>
Invoice Number	0696-001285396
Invoice Date	July 17, 2025
Previous Balance	\$5.00CR
Payments/Adjustments	\$0.00
<b>Current Invoice Charges</b>	<b>\$285.62</b>

<b>Total Amount Due</b> <b>\$280.62</b>	<b>Payment Due Date</b> <b>August 06, 2025</b>
--------------------------------------------	---------------------------------------------------

**CURRENT INVOICE CHARGES**

Description	Reference	Quantity	Unit Price	Amount
<b>The Club At Ventana 11101 Ventana Groves Boulevard CSA A217802976</b>				
<b>Riverview, FL Contract: 9696002 (C1)</b>				
<b>1 Waste Container 4 Cu Yd, 1 Lift Per Week</b>				
<b>Disposal:SOUTHCO - CLASS 1</b>				
Pickup Service 08/01-08/31			\$276.62	\$276.62
Container Refresh 08/01-08/31		1.0000	\$9.00	\$9.00
<b>CURRENT INVOICE CHARGES</b>				<b>\$285.62</b>

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**Total Enclosed**

Address Service Requested

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

<b>Total Amount Due</b>	<b>\$280.62</b>
<b>Payment Due Date</b>	<b>August 06, 2025</b>
<b>Account Number</b>	<b>3-0696-0044293</b>
<b>Invoice Number</b>	<b>0696-001285396</b>

☐

For Billing Address Changes,  
Check Box and Complete Reverse.

Make Checks Payable To:

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



## UNDERSTANDING YOUR BILL

Visit [RepublicServices.com/MyBill](http://RepublicServices.com/MyBill)

## UNDERSTANDING OUR RATES, CHARGES, AND FEES

Visit [Republicservices.com/customer-support/fee-disclosures](http://Republicservices.com/customer-support/fee-disclosures)

### Responsible Party

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

### Residential Customers

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

### Check Processing

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

### Cancellation & Payment Policy

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

### Understanding Our Rates, Charges and Fees

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

#### BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	



5210 W Linebaugh Ave  
Tampa FL 33624-503434

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

**Important Information**

An upcoming invoice will reflect a rate adjustment.  
Please contact us with any questions.

<b>Account Number</b>	<b>3-0696-0044293</b>
Invoice Number	0696-001291952
Invoice Date	August 17, 2025
Previous Balance	\$280.62
Payments/Adjustments	-\$280.62
<b>Current Invoice Charges</b>	<b>\$285.62</b>

<b>Total Amount Due</b> <b>\$285.62</b>	<b>Payment Due Date</b> <b>September 06, 2025</b>
--------------------------------------------	------------------------------------------------------

**PAYMENTS/ADJUSTMENTS**

Description	Reference	Amount
Payment - Thank You 08/06	5555555	-\$280.62

**CURRENT INVOICE CHARGES**

Description	Reference	Quantity	Unit Price	Amount
<b>The Club At Ventana 11101 Ventana Groves Boulevard CSA A217802976</b>				
<b>Riverview, FL Contract: 9696002 (C1)</b>				
<b>1 Waste Container 4 Cu Yd, 1 Lift Per Week</b>				
<b>Disposal:SOUTHCO - CLASS 1</b>				
Pickup Service 09/01-09/30			\$276.62	\$276.62
Container Refresh 09/01-09/30		1.0000	\$9.00	\$9.00
<b>CURRENT INVOICE CHARGES</b>				<b>\$285.62</b>

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Tampa FL 33624-503434

Thank You For Choosing Paperless

**Total Enclosed**

Address Service Requested

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

<b>Total Amount Due</b>	<b>\$285.62</b>
<b>Payment Due Date</b>	<b>September 06, 2025</b>
<b>Account Number</b>	<b>3-0696-0044293</b>
<b>Invoice Number</b>	<b>0696-001291952</b>

☐

For Billing Address Changes,  
Check Box and Complete Reverse.

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



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## IMPORTANT INFORMATION

(Continued from Page 1)

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

### BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	





# UNITED SECURITY SOLUTIONS OF AMERICA



**Invoice Date:** 09/15/2025

**Invoice No:** 250915-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
09/15/2025	09/13/2025 – 09/19/2025	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

<b>Sub Total</b>	<b>\$ 1,255.90</b>
<b>Sales Tax</b>	<b>\$ 0.00</b>
<b>Total Due</b>	<b>\$ 1,255.90</b>

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

## Invoice



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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30464	09/01/2025	\$125.00	09/01/2025	Due on receipt	

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

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

BALANCE DUE

**\$125.00**

Thank you, we appreciate your business!

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

9/1/2025
10560429
\$1,140.00

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

Due Date
Net 30
10/1/2025

Monthly Lake Maintenance.  
\*\*\*THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE  
PERFORMED\*\*\*

1,140.00

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

\$1,140.00

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

10/1/2025
10560848
\$1,186.00

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

Due Date
Net 30
10/31/2025

Monthly Lake Maintenance.  
\*\*\*THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE  
PERFORMED\*\*\*

1,186.00

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

\$1,186.00

# Invoice



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

Invoice Date	Invoice #
9/2/2025	978283
<b>Balance</b>	\$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		9/20/2025			
Quantity	Description				Price Each	Amount
	SEPTEMBER 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

**Total** \$2,500.00

**Payments/Credits** \$0.00

**Balance Due** \$2,500.00

Thank you for choosing A-Quality Pool Service!

# Invoice



A-Quality Pool Service

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

Invoice Date	Invoice #
8/1/2025	977605
<b>Balance</b>	\$245.00

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		8/11/2025			
Quantity	Description				Price Each	Amount
	JULY REPAIRS					
	Deep Cleaning of Filter Grids and/or Pit				245.00	245.00
	-Drained and Clean Pit					
	Completed 07/24/2025					



# Invoice



A-Quality Pool Service

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

Invoice Date	Invoice #
5/22/2025	976671
<b>Balance</b>	\$155.00

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
	PAST DUE		5/30/2025			
Quantity	Description				Price Each	Amount
	Service Call -Urgent dispatch to assess why pool is draining down -found vac pump on, switch does not work - had to shut off at breaker -pit water too low, shutting main pump off for safety - completed 05/22/2025				155.00	155.00
					Total155.00	
					Payments/Credits	\$0.00
					Balance Due	\$155.00



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
VENTANA CDD	6511068430	09/15/2025	10/06/2025

Service Address: 11101 VENTANA GROVES DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056880	08/12/2025	17944	09/11/2025	18066	12200 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$36.84
Water Base Charge	\$44.95
Water Usage Charge	\$12.57
Sewer Base Charge	\$112.94
Sewer Usage Charge	\$79.54

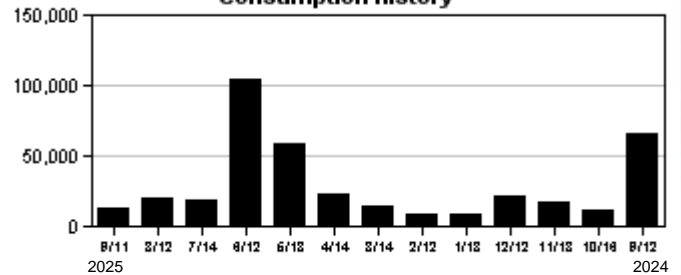
#### Summary of Account Charges

Previous Balance	\$387.72
Net Payments - Thank You	\$-387.72
Total Account Charges	<b>\$292.87</b>
<b>AMOUNT DUE</b>	<b>\$292.87</b>

#### 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) 307-1000

Internet Payments: [HCFL.gov/WaterBill](http://HCFL.gov/WaterBill)

Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)



**THANK YOU!**



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

2,310 0

**DUE DATE**

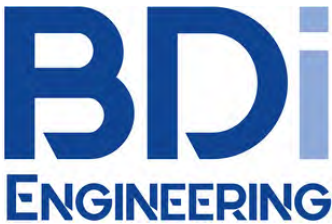
**10/06/2025**

**Auto Pay Scheduled  
DO NOT PAY**



0065110684308 00000292870

**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 2083  
DATE 08/28/2025  
TERMS Net 30  
DUE DATE 09/27/2025

PROJECT NAME  
Ventana CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Field Manager	[August 06 - August 21]	19:00	135.00	2,565.00
Project Manager	[August 21 - August 28]	7:00	210.00	1,470.00
Senior Inspector	[August 25]	2:00	120.00	240.00

BALANCE DUE **\$4,275.00**

Pay invoice



**VENTANA CDD**  
**August 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	8/25	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 - pond 8 bank repair project including site visit and preparation of RFP documents.	8/11 - 8/18	1.00	\$210	R. Dvorak	\$210.00
East ditch clearing proposal request from Finn Outdoor.		2.00	\$120	K. Wagner	\$240.00
Pond 10/A Project - CM services including site visits, responses to contractor's questions, project close-out and final inspections.	8/4 - 8/25	5.00	\$210	R. Dvorak	\$1,050.00
		<u>19.00</u>	\$135	K. Wagner	<u>\$2,565.00</u>
<b>INVOICE TOTAL</b>		28.00			<b>\$4,275.00</b>

September 1, 2025

Invoice Number: 2455297090125

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](http://SpectrumBusiness.net)

Or, call us at 855-252-0675

**Summary**Service from 09/01/25 through 09/30/25  
details on following pages

Previous Balance	205.00
Payments Received -Thank You!	-205.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business <sup>™</sup> Internet	170.00
Spectrum Business <sup>™</sup> Voice	35.00
Other Charges	0.00
Current Charges	\$205.00
YOUR AUTO PAY WILL BE PROCESSED 09/18/25	
<b>Total Due by Auto Pay</b>	<b>\$205.00</b>

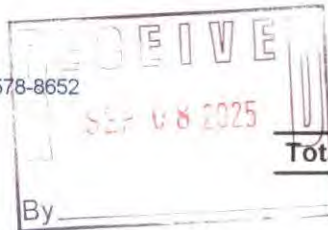
**NEWS AND INFORMATION**

**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.

**Thank you for choosing Spectrum Business.**

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

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

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 01 09022025 NNNNNNNN 01 003523 0011VENTANA CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

September 1, 2025

VENTANA CDD

Invoice Number: 2455297090125

Account Number: 8337 12 028 2455297

Service At: 11101 VENTANA GROVES BLVD  
RIVERVIEW FL 33578-9426**Total Due by Auto Pay \$205.00**CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833712028245529700205005



Invoice Number: VENTANA CDD  
 Account Number: 2455297090125  
 Security Code: 8337 12 028 2455297  
 2302

**Contact Us**Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)Or, call us at **855-252-0675**

8633 2390 DY RP 01 09022025 NNNNNNNN 01 003523 0011

**Charge Details**

Previous Balance	205.00
EFT Payment 08/18	-205.00
<b>Remaining Balance</b>	<b>\$0.00</b>

Payments received after 09/01/25 will appear on your next bill.

Service from 09/01/25 through 09/30/25

**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
	<b>\$170.00</b>

Spectrum Business™ Internet Total \$170.00

**Spectrum Business™ Voice****Phone number (813) 374-2832**

Spectrum Business Voice	50.00
Promotional Discount	-15.00
	<b>\$35.00</b>

For additional call details,  
 please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

Spectrum Business™ Voice Total \$35.00

**Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**Other Charges Continued**

<b>Current Charges</b>	<b>\$205.00</b>
<b>Total Due by Auto Pay</b>	<b>\$205.00</b>

**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](http://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](http://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**.



2664 Cypress Ridge Blvd | Suite 103  
Wesley Chapel, FLORIDA 33544  
<https://completeit.io>  
(813) 444-4355



Ventana CDD  
11101 Ventana Groves Boulevard  
Riverview, FL, United States 33578

Invoice #	17663
Invoice Date	09-09-25
Balance Due	<b>\$33,935.25</b>

Item	Description	Unit Cost	Quantity	Line Total
Remainder Project Invoice	<p>== 50% Remainder Invoice for Project == (cameras and access control)</p> <ul style="list-style-type: none"><li>- Please refer to estimate for further details</li><li>- Please refer to contract for further details</li><li>- Licenses and Monthlys (if applicable) will be billed separately after 1st month</li><li>- Invoice due net 15 after completion of project</li></ul>	\$33,935.25	1.0	\$33,935.25

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<b>Subtotal</b>	<b>\$33,935.25</b>
Tax	\$0.00
Invoice Total	\$33,935.25
Payments	\$0.00
Credits	\$0.00
<b>Balance Due</b>	<b>\$33,935.25</b>



GoTo Communications, Inc.

## INVOICE

Invoice Date 09/01/2025  
Invoice # IN7104171081  
PO #  
Customer ID CN-6012885-2502  
Terms **AutoPay Scheduled**  
Due Date 09/16/2025  
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 09/01/2025 - 09/30/2025	1	27	\$27.00
Primary	Low Usage Handsets - Monthly Service Charge 09/01/2025 - 09/30/2025	1	9.95	\$9.95
Primary	Standard Phone Numbers (DID) 09/01/2025 - 09/30/2025	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	09/01/2025
Invoice #	IN7104171081
PO #	
Customer ID	CN-6012885-2502
Terms	<b>AutoPay Scheduled</b>
Due Date	09/16/2025
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 CDD

Board Meeting Date:

9.17.25

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

Kristee Cole

District Manager Signature

9.19.25

Date

REVISED 9/19/2025 15:25



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

## Invoice and detailed service report

**INVOICE #: 112164764**

WORK DATE: 08/26/2025

**BILL-TO 3435891**

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

Phone: 813-608-8242

**LOCATION 3435891**

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

Phone: 813-608-8242

Mobile: 813-608-8242

**Time In:** 08/26/2025 08:33:00 AM

**Time Out:** 08/26/2025 08:55:42 AM

**Customer Signature**

Customer is unavailable to sign

**Technician Signature**

Cody Kramer

**License #:**

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

### Today's Service Comments

Hi Mr/Ms ,

Today's 6-Point Advantage Service:

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

Today's Service Comments:

Today while inspecting the exterior perimeter of the clubhouse I noticed one very large paper wasp nest at the top left corner of the entranceway columns. I did treat and remove this wasp mess from the property. Several spiders and spiderwebs were removed from both the Mail center, and the clubhouse. Granular bait was laid around both the mail center as well as the clubhouse. All entry points were treated as well as the entire perimeter of both the clubhouse and the mail center. You should expect to see dead or dying bugs in the next 3 to 5 days.

Curbside Call was completed – yes.

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

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

### PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Intice 10		73079-6	10.0000%	n/a	Orthoboric Acid 10%	3.0000 Pound	3.0000 Pound
<b>Areas Applied:</b> Exterior perimeter							
<b>Target Pests:</b> Ants, Millipede, Roaches							

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





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

## Invoice and detailed service report

**INVOICE #: 112164764**

WORK DATE: 08/26/2025

### PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Suspend Polyzone		101563-143	4.7500%	0.0300	Deltamethrin	16.0000 Fluid Ounce	0.1011 Fluid Ounce
<b>Areas Applied:</b> Exterior entry points							
<b>Target Pests:</b> Ants, Roaches, Spiders							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Tandem		100-1437	15.1000%	0.1300	Thiamethoxam 11.6%; Lambda-cyhalothrin 3.5%	3.0000 Gallon	0.0258 Gallon
<b>Areas Applied:</b> Exterior perimeter							
<b>Target Pests:</b> Ants, Roaches, Spiders							

### PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Suspend Polyzone	4.7500%	16.0000 Fluid Ounce	One Gallon Compressed Sprayer	8:53:32 AM
101563-143	0.03000000	0.1011 Fluid Ounce	Spot Treatment	
<b>Target Pests:</b> Ants, Roaches, Spiders				
<b>Areas Applied:</b> Exterior entry points				
<b>Weather:</b> 0°, 0 MPH				
Intice 10	10.0000%	3.0000 Pound	Spreader	8:54:04 AM
73079-6	n/a	3.0000 Pound	Broadcast	
<b>Target Pests:</b> Ants, Millipede, Roaches				
<b>Areas Applied:</b> Exterior perimeter				
<b>Weather:</b> 0°, 0 MPH				
Tandem	15.1000%	3.0000 Gallon	Backpack Compressed Sprayer	8:53:54 AM
100-1437	0.13000000	0.0258 Gallon	Perimeter	
<b>Target Pests:</b> Ants, Roaches, Spiders				
<b>Areas Applied:</b> Exterior perimeter				
<b>Weather:</b> 0°, 0 MPH				

### GENERAL COMMENTS / INSTRUCTIONS

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

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



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

## Invoice and detailed service report

**INVOICE #: 113009724**

WORK DATE: 09/16/2025

**BILL-TO 3435891**

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

Phone: 813-608-8242

**LOCATION 3435891**

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

Phone: 813-608-8242  
Mobile: 813-608-8242

**Time In:** 09/16/2025 09:55:00 AM  
**Time Out:** 09/16/2025 10:21:54 AM

**Customer Signature**

Customer is unavailable to sign

**Technician Signature**

Cody Kramer  
**License #:**

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

### Today's Service Comments

Hi Mr/Ms,

Today's 6-Point Advantage Service:

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

Today's Service Comments:

What I saw – today, while inspecting the exterior perimeter of the clubhouse I noticed several spiders, spiderwebs, and spider eggs. I did also notice some of the crêpe myrtles at the front of the clubhouse, beginning to make contact with the gutters and roof which can provide bugs easy access to the interior.

What I did – I did remove all spiders and spiderwebs from the clubhouse.

What to expect – you should expect to see dead or dying bugs in the next 3 to 5 days.

Curbside Call was completed – yes, call was completed.

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

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

### PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Intice 10		73079-6	10.0000%	n/a	Orthoboric Acid 10%	3.0000 Pound	3.0000 Pound

**Areas Applied:** Exterior perimeter

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



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

## Invoice and detailed service report

**INVOICE #: 113009724**

WORK DATE: 09/16/2025

### PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
<b>Target Pests:</b> Ants, Millipede, Roaches							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Suspend Polyzone		101563-143	4.7500%	0.0300	Deltamethrin	12.0000 Fluid Ounce	0.0758 Fluid Ounce
<b>Areas Applied:</b> Exterior entry points							
<b>Target Pests:</b> Ants, Roaches, Spiders							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Tandem		100-1437	15.1000%	0.1300	Thiamethoxam 11.6%; Lambda-cyhalothrin 3.5%	3.0000 Gallon	0.0258 Gallon
<b>Areas Applied:</b> Exterior perimeter							
<b>Target Pests:</b> Ants, Roaches, Spiders							

### PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Suspend Polyzone	4.7500%	12.0000 Fluid Ounce	One Gallon Compressed Sprayer	10:19:32 AM
101563-143	0.03000000	0.0758 Fluid Ounce	Spot Treatment	
<b>Target Pests:</b> Ants, Roaches, Spiders				
<b>Areas Applied:</b> Exterior entry points				
<b>Weather:</b> 0°, 0 MPH				
Intice 10	10.0000%	3.0000 Pound	Spreader	10:19:10 AM
73079-6	n/a	3.0000 Pound	Broadcast	
<b>Target Pests:</b> Ants, Millipede, Roaches				
<b>Areas Applied:</b> Exterior perimeter				
<b>Weather:</b> 0°, 0 MPH				
Tandem	15.1000%	3.0000 Gallon	Backpack Compressed Sprayer	10:19:57 AM
100-1437	0.13000000	0.0258 Gallon	Perimeter	
<b>Target Pests:</b> Ants, Roaches, Spiders				
<b>Areas Applied:</b> Exterior perimeter				
<b>Weather:</b> 0°, 0 MPH				

### GENERAL COMMENTS / INSTRUCTIONS

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

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

## Arvind Mirgule

---

**From:** Riverviewpest@pestdefense.com  
**Sent:** Friday, September 26, 2025 8:57 AM  
**To:** inframarkcms@payableslockbox.com  
**Subject:** Letter

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

September 26, 2025  
Account: 3435891  
Balance: \$181.50

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

If you could please contact our office at the number listed above regarding the pest control services we provided. Our office is open Monday to Friday, from 8am to 6pm. You can also access your account online at <http://www.pestdefense.com/>. We look forward to hearing from you.

Thank you,

HomeTeam Pest Defense



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

158086

**CUSTOMER ID**

C2292

**PO#**

# INVOICE

**DATE**

9/5/2025

**NET TERMS**

Due On Receipt

**DUE DATE**

9/5/2025

**BILL TO**

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

Services provided for the Month of: September 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
<b>Subtotal</b>					<b>9,366.67</b>

**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.*



Inframark, LLC  
2002 West Grand Parkway North, Suite 100  
Katy, Texas 77449  
(281) 578-4200

Client ID Number	
------------------	--

Invoice Number	1162332
Invoice Date	9/10/2025
Due Date	10/10/2025

To: Ventana CDD  
2005 Pan Am Cir Ste 300

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$260.00

Please Pay This Amount

Subtotal	\$260.00
Sales Tax	\$0.00
Total	\$260.00

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.



INFRAMARK, LLC

10 Sep 2025 07:57:03AM CST

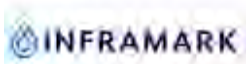
DISTRICT : VENTANA CDD

Go Green! Think before you print.

INVOICE NO. 1162332 - DETAIL

INVOICE DATE: 9/10/2025

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	7/31/2025	4259936	VNTCDD District Area	General Maintenance; Drain cleaning in floor at AC condensation line.	\$0.00	\$0.00	\$260.00	\$0.00	\$260.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$260.00	\$0.00	\$260.00	
				BWO Total	\$0.00	\$0.00	\$260.00	\$0.00	\$260.00	
				Invoice Total	\$0.00	\$0.00	\$260.00	\$0.00	\$260.00	



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

157223

**DATE**

8/28/2025

**CUSTOMER ID**

C2292

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

8/28/2025

**BILL TO**

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

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Lisa Castoria - AMAZON MKTPL Charges: \$361.40. Alba Sanchez- 6-11-25 GOTOCON*GOTOCONNECT : VENTANA MHD: 56.52	1	Ea	417.92		417.92
B/W Copies	84	Ea	0.15		12.60
Postage	1	Ea	9.74		9.74
<b>Subtotal</b>					<b>440.26</b>

**Subtotal** \$440.26

**Tax** \$0.00

**Total Due** \$440.26

**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 CDD

Board Meeting Date:

9.17.25

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

Kristee Cole

District Manager Signature

9.19.25

Date

REVIS

9/19/2025 15:25

# Attendance Confirmation

for

## Board of Supervisors

District Name: Ventana CDD

Board Meeting Date: 9.17.25

Name	In Attendance Please X	Paid
------	---------------------------	------

1	Kelly Garcia	X	\$200
---	--------------	---	-------

2	James Jones	X	\$200
---	-------------	---	-------

3	Martha Rockovich	X	\$200
---	------------------	---	-------

4	Gregory Creel	X	\$200
---	---------------	---	-------

5	Juan Carlos Reyes	X	\$200
---	-------------------	---	-------

*Kristee Cole*  
District Manager Signature

9.19.25  
Date

REVISÉD 9/19/2025 15:25

Attendance Confirmation  
for  
Board of Supervisors

District Name: Ventana CDD

Board Meeting Date: 9.17.25

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

Kristee Cole  
District Manager Signature

9.19.25  
Date

REVISED 9/19/2025 15:25

Attendance Confirmation

for

Board of Supervisors

District Name:

Ventana CDD

Board Meeting Date:

9.17.25

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

Kristee Cole

District Manager Signature

REVISED 9/19/2025 15:25

9.19.25

Date

INVOICE

Spearem Enterprises, LLC  
7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL 34638

spearem.jmb@gmail.com  
+1 (813) 997-8101



Ventana CDD

Bill to  
inframark  
Inframark  
2005 Pan Am Circle Suite 300  
Tampa, FL 33607

Ship to  
inframark  
Inframark  
2005 Pan Am Circle Suite 300  
Tampa, FL 33607

Invoice details

Invoice no.: 6224  
Terms: Net 15  
Invoice date: 06/26/2025  
Due date: 07/11/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	1 time per week 4/16/25 to 5/15/25 service 7 dog waste cans throughout the CDD cost includes trash bags mutt mitts and disposal	4	\$85.00	\$340.00

Total \$340.00

Overdue 07/11/2025



# INVOICE

**Spearem Enterprises, LLC**  
7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL 34638

spearem.jmb@gmail.com  
+1 (813) 997-8101



## Ventana CDD

**Bill to**  
inframark  
Inframark  
2005 Pan Am Circle Suite 300  
Tampa, FL 33607

**Ship to**  
inframark  
Inframark  
2005 Pan Am Circle Suite 300  
Tampa, FL 33607

### Invoice details

Invoice no.: 6247  
Terms: Net 15  
Invoice date: 07/24/2025  
Due date: 08/08/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Labor</b>	4/16/25 to 5/15/25 4 weeks Cleaning following areas twice per week: Clubhouse, office, main hallway and restrooms pickup trash/debris located at mail pavilion	4	\$145.00	\$580.00
2.		<b>Material</b>	Toilet Paper, Paper Towels, Hand soap, trash bags	1	\$74.00	\$74.00
3.		<b>Fuel Surcharge</b>	Fuel surcharge has been added to this ,months invoice due to increase in cost.	1	\$75.00	\$75.00
<b>Total</b>						<b>\$729.00</b>

### Note to customer

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

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

# 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

September 16, 2025  
Client: 001470  
Matter: 000001  
Invoice #: 27102

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
8/11/2025	VKB	DRAFT EMAIL LIST SERVE OPT-IN FORM; REVIEW AND REVISE RECREATIONAL POLICIES; DRAFT EMAIL TO L. CASTORIA RE: SAME; REVIEW AND REPLY TO EMAIL FROM A QUALITY POOLS RE: COMMENTS ON POOL MAINTENANCE AGREEMENT.	2.6	\$975.00
8/13/2025	VKB	REVIEW AND REPLY TO EMAILS RE: FINAL FORM OF POOL MAINTENANCE AGREEMENT WITH A QUALITY POOLS.	0.3	\$112.50
8/19/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$150.00
8/20/2025	VKB	PREPARE FOR AND ATTEND BOARD MEETING; REVISE POLICIES PER BOARD'S MOTION AT MEETING AND TRANSMIT FINALIZED VERSION TO L. CASTORIA.	0.6	\$225.00
8/22/2025	VKB	REVIEW AND REPLY TO EMAIL FROM L. CASTORIA RE: HOA'S PUBLIC RECORD REQUEST FOR CDD SECURITY FOOTAGE FOR INCIDENT WITH DOGS.	0.5	\$187.50
8/25/2025	AM	REVIEW EMMA RE STATUS OF FILING OF FISCAL YEAR 2024 AUDIT REPORT.	0.2	\$35.00
8/27/2025	VKB	REVIEW AND REPLY TO EMAILS FROM L. CASTORIA RE: SECURITY VENDOR SERVICES, TERMINATION OF VENDORS, AND FOLLOW UP ITEMS.	0.8	\$300.00
8/29/2025	VKB	DRAFT ACCESS AND SECURITY SYSTEM INSTALLATION AGREEMENT WITH COMPLETE IT; DRAFT EMAIL RE: SAME.	1.9	\$712.50
Total Professional Services			7.3	\$2,697.50

September 16, 2025  
Client: 001470  
Matter: 000001  
Invoice #: 27102

Page: 2

---

Total Services	\$2,697.50	
Total Disbursements	\$0.00	
Total Current Charges		\$2,697.50
Previous Balance		\$2,981.63
Less Courtesy Discount		(\$9.13)
<b>PAY THIS AMOUNT</b>		<b>\$5,670.00</b>

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

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26942	August 15, 2025	\$2,972.50	\$0.00	\$0.00	\$0.00	\$5,670.00
Total Remaining Balance Due						\$5,670.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,697.50	\$2,972.50	\$0.00	\$0.00

# Tampa Bay Times

tampabay.com

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

## DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
9/24/25-9/24/25	VENTANA CDD	
Billing Date	Sales Rep	Customer Account
9/24/2025	Deirdre Bonett	TB99212
Total Amount Due	Invoice Number	
\$503.50	56804-092425	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
9/24/25	9/24/25	56804	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Meetings Schedule  Affidavit Fee	2	1.00x62.00 L	\$501.50  \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANC

# Tampa Bay Times

tampabay.com

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

Advertising Run Dates	A vertiser Name	
9/24/25-9/24/25	VENTANA CDD	
Billing Date	Sales Rep	Customer Account
9/24/2025	Deirdre Bonett	TB99212
Total Amount Due	Invoice Number	
\$503.50	56804-092425	

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABL TO: TIM S PUBLISHING COMPANY

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

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

# Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Meetings Schedule was published in said newspaper by print in the issues of 09/24/25 or by publication on the newspaper's website, if authorized.

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

Signature of Affiant

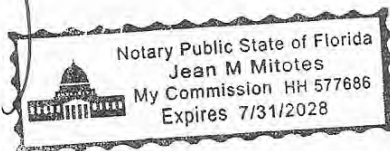


Sworn to and subscribed before me this 09/24/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

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

## NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2026 VENTANA COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Ventana Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2026 to be held on the second Wednesday of each month at The Ventana CDD Clubhouse, 11101 Ventana Groves Boulevard, Riverview, FL 33578 on the following dates:

### FISCAL YEAR 2025/2026

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

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

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

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Kristee Cole  
District Manager  
September 24, 2025

56804





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

Statement Date: September 05, 2025

Amount Due: \$960.46

Due Date: September 26, 2025

Account #: 221008861918

**DO NOT PAY. Your account will be drafted on September 26, 2025**

### Account Summary

Current Service Period: August 01, 2025 - August 29, 2025

Previous Amount Due \$960.46

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

Current Month's Charges \$960.46

**Amount Due by September 26, 2025 \$960.46**

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



Scan here to view  
your account online.

## SEE HOW YOU CAN SAVE

with tips  
from our  
energy  
experts.



[TampaElectric.com/BizSavingsTips](http://TampaElectric.com/BizSavingsTips)

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)

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



Account #: 221008861918

Due Date: September 26, 2025

Amount Due: \$960.46

Payment Amount: \$ \_\_\_\_\_

622989437635

Your account will be  
drafted on September 26, 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](http://TampaElectric.com/Paperless) to enroll now.

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:** September 05, 2025  
**Charges Due:** September 26, 2025

**Service Period:** Aug 01, 2025 - Aug 29, 2025

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages



### Electric Charges

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

Lighting Energy Charge	380 kWh @ \$0.03412/kWh	\$12.97
Fixture & Maintenance Charge	20 Fixtures	\$332.20
Lighting Pole / Wire	21 Poles	\$594.72
Lighting Fuel Charge	380 kWh @ \$0.03363/kWh	\$12.78
Storm Protection Charge	380 kWh @ \$0.00559/kWh	\$2.12
Clean Energy Transition Mechanism	380 kWh @ \$0.00043/kWh	\$0.16
Storm Surcharge	380 kWh @ \$0.01230/kWh	\$4.67
Florida Gross Receipt Tax		\$0.84

**Lighting Charges** **\$960.46**

**Total Current Month's Charges**

**\$960.46**

00004013-0008703-Page 6 of 8

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

### All Other

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

## Contact Us

**Online:**  
[TampaElectric.com](https://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: September 05, 2025

Amount Due: \$92.37

Due Date: September 26, 2025

Account #: 211028204538

**DO NOT PAY.** Your account will be drafted on September 26, 2025

## Account Summary

Current Service Period: August 01, 2025 - August 29, 2025

Previous Amount Due \$96.13

Payment(s) Received Since Last Statement -\$96.13

Current Month's Charges \$92.37

**Amount Due by September 26, 2025 \$92.37**

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

## Your Energy Insight

Your average daily kWh used was **433.33% higher** than the same period last year.

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



Scan here to view  
your account online.

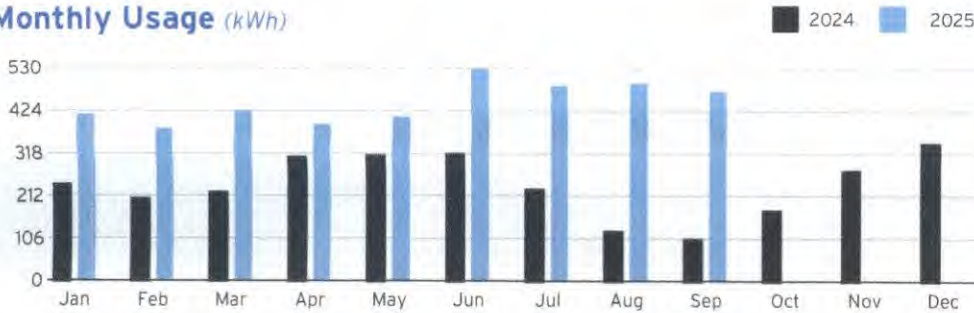
## SEE HOW YOU CAN SAVE

with tips  
from our  
energy  
experts.



TampaElectric.com/BizSavingsTips

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 211028204538

Due Date: September 26, 2025

Amount Due: \$92.37

Payment Amount: \$ \_\_\_\_\_

632865964299

Your account will be

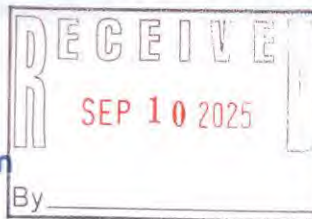
drafted on September 26, 2025



**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](https://TampaElectric.com/Paperless) to enroll now.



00004013 FTECO109062500320810 00000 03 00000000 18604 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:** September 05, 2025  
**Charges Due:** September 26, 2025

## Meter Read

**Service Period:** Aug 01, 2025 - Aug 29, 2025

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000288027	08/29/2025	11,994		11,520		474 kWh	1	29 Days

## Charge Details



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	474 kWh @ \$0.08641/kWh	\$40.96
Fuel Charge	474 kWh @ \$0.03391/kWh	\$16.07
Storm Protection Charge	474 kWh @ \$0.00577/kWh	\$2.73
Clean Energy Transition Mechanism	474 kWh @ \$0.00418/kWh	\$1.98
Storm Surcharge	474 kWh @ \$0.02121/kWh	\$10.05
Florida Gross Receipt Tax		\$2.31
<b>Electric Service Cost</b>		<b>\$92.37</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$92.37**

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

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

## Contact Us

### Online:

[TampaElectric.com](https://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  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-2529

Statement Date: September 04, 2025

Amount Due: \$11,756.29

Due Date: September 18, 2025

Account #: 321000026013

**DO NOT PAY.** Your account will be drafted on September 18, 2025

### Your Locations With The Highest Usage



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

**7,865  
KWH**



11114 FERN HILL DR,  
GATE, RIVERVIEW, FL  
33578

**1,999  
KWH**

### Account Summary

Previous Amount Due	\$11,702.07
Payment(s) Received Since Last Statement	-\$11,702.07
Credit Balance After Payments and Credits	\$0.00
<b>Current Month's Charges</b>	<b>\$11,756.29</b>

**Amount Due by September 18, 2025**

**\$11,756.29**

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



Scan here to interact  
with your bill online.

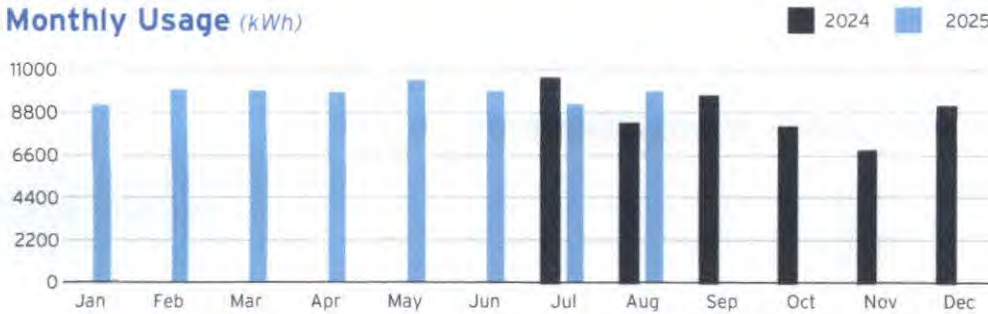


**DOWNED IS  
DANGEROUS!**

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://TECOaccount.com)



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

Account #: 321000026013

Due Date: September 18, 2025

Amount Due: \$11,756.29

Payment Amount: \$ \_\_\_\_\_

700125004430

Your account will be

drafted on September 18, 2025

00000016 FTECO509052503095110 000000 01 00000000 16 007

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	07/31/2025	48,914		48,883		31 kWh	1	30 Days	\$24.21
									= 0.0%

**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	07/31/2025	59,081		57,082		1,999 kWh	1	30 Days	\$329.96
									▼ 4.8%

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

**Sub-Account Number:** 221007762638

**Amount:** \$3,448.92

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

**Sub-Account Number:** 221007764683

**Amount:** \$1,258.39

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

**Sub-Account Number:** 221007860432

**Amount:** \$569.95

Continued on next page →

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

## Ways To Pay Your Bill



### Bank Draft

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### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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### Credit or Debit Card

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



### Phone

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

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

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

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

Summary of Charges by Service Address

Account Number: 321000026013

Energy Usage From Last Month

▲ Increased    = Same    ▼ Decreased

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

Sub-Account Number: 221007884853

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000566744	07/31/2025	83,980		83,952		28 kWh	1	30 Days	\$23.73

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	07/31/2025	98,455		90,590		7,865 kWh	1	30 Days	\$827.21
1000813331	07/31/2025	16.43		0		16.43 kW	1	30 Days	▲ 10.2%

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

\$11,756.29

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Sub-Account #: 221007554076  
Statement Date: 08/29/2025

**Service Address:** 10370 SYMMES RD, RIVERVIEW, FL 33578

## Meter Read

**Meter Location:** IRR


**Service Period:** 07/02/2025 - 07/31/2025

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000605340	07/31/2025	48,914		48,883		31 kWh	1	30 Days

## Charge Details

## Avg kWh Used Per Day

	<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
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			\$0.61
<b>Electric Service Cost</b>			<b>\$24.21</b>



**Current Month's Electric Charges**

**\$24.21**

Billing information continues on next page →



Sub-Account #: 221007754494  
Statement Date: 08/29/2025

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

Meter Read

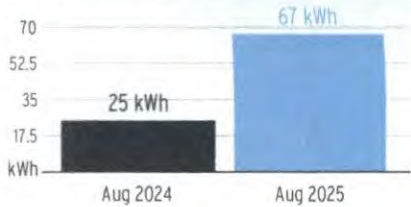
Service Period: 07/02/2025 - 07/31/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000605350	07/31/2025	59,081	57,082	1,999 kWh	1	30 Days

Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	1,999 kWh @ \$0.08641/kWh	\$172.73
Fuel Charge	1,999 kWh @ \$0.03391/kWh	\$67.79
Storm Protection Charge	1,999 kWh @ \$0.00577/kWh	\$11.53
Clean Energy Transition Mechanism	1,999 kWh @ \$0.00418/kWh	\$8.36
Storm Surcharge	1,999 kWh @ \$0.02121/kWh	\$42.40
Florida Gross Receipt Tax		\$8.25
<b>Electric Service Cost</b>		<b>\$329.96</b>

Avg kWh Used Per Day



Current Month's Electric Charges      **\$329.96**

Billing information continues on next page →

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Sub-Account #: 221007762638  
Statement Date: 08/29/2025

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

**Service Period:** 07/02/2025 - 07/31/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 30 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: 08/29/2025

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

Service Period: 07/02/2025 - 07/31/2025      Rate Schedule: Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
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
<b>Lighting Charges</b>		<b>\$1,258.39</b>

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

Billing information continues on next page →

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Sub-Account #: 221007860432  
Statement Date: 08/29/2025

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

**Service Period:** 07/02/2025 - 07/31/2025      **Rate Schedule:** Lighting Service

**Charge Details**

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
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
<b>Lighting Charges</b>		<b>\$569.95</b>

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

Billing information continues on next page →

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Sub-Account #: 221007884853  
Statement Date: 08/29/2025

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

**Meter Read**

**Meter Location:** IRRIGATION

**Service Period:** 07/02/2025 - 07/31/2025

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000566744	07/31/2025	83,980	83,952		28 kWh	1	30 Days

**Charge Details**

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	28 kWh @ \$0.08641/kWh	\$2.42
Fuel Charge	28 kWh @ \$0.03391/kWh	\$0.95
Storm Protection Charge	28 kWh @ \$0.00577/kWh	\$0.16
Clean Energy Transition Mechanism	28 kWh @ \$0.00418/kWh	\$0.12
Storm Surcharge	28 kWh @ \$0.02121/kWh	\$0.59
Florida Gross Receipt Tax		\$0.59
<b>Electric Service Cost</b>		<b>\$23.73</b>

**Avg kWh Used Per Day**



**Current Month's Electric Charges** **\$23.73**

Billing information continues on next page →

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Sub-Account #: 221007934898  
Statement Date: 08/29/2025

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

## Meter Read

**Meter Location:** CLUB HOUSE

**Service Period:** 07/02/2025 - 07/31/2025

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813331	07/31/2025	98,455	90,590		7,865 kWh	1	30 Days
1000813331	07/31/2025	16.43	0		16.43 kW	1	30 Days

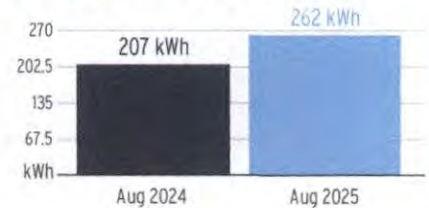
## Charge Details



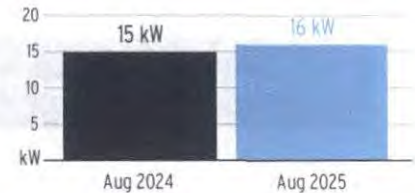
### Electric Charges

Daily Basic Service Charge	30 days @ \$1.06000	\$31.80
Billing Demand Charge	16 kW @ \$18.07000/kW	\$289.12
Energy Charge	7,865 kWh @ \$0.00773/kWh	\$60.80
Fuel Charge	7,865 kWh @ \$0.03391/kWh	\$266.70
Capacity Charge	16 kW @ \$0.30000/kW	\$4.80
Storm Protection Charge	16 kW @ \$2.08000/kW	\$33.28
Energy Conservation Charge	16 kW @ \$0.93000/kW	\$14.88
Environmental Cost Recovery	7,865 kWh @ \$0.00068/kWh	\$5.35
Clean Energy Transition Mechanism	16 kW @ \$1.15000/kW	\$18.40
Storm Surcharge	7,865 kWh @ \$0.01035/kWh	\$81.40
Florida Gross Receipt Tax		\$20.68
<b>Electric Service Cost</b>		<b>\$827.21</b>

## Avg kWh Used Per Day



## Billing Demand (kW)



## Load Factor



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

**Current Month's Electric Charges**

**\$827.21**

Billing information continues on next page →



Sub-Account #: 221008001598  
Statement Date: 08/29/2025

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

**Service Period:** 07/02/2025 - 07/31/2025

**Rate Schedule:** Lighting Service

### Charge Details



#### Electric Charges

##### Lighting Service Items LS-1 (Bright Choices) for 30 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: 08/29/2025

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

**Service Period:** 07/02/2025 - 07/31/2025

**Rate Schedule:** Lighting Service

### Charge Details



#### Electric Charges

##### Lighting Service Items LS-1 (Bright Choices) for 30 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: 08/29/2025

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

Service Period: 07/02/2025 - 07/31/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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 \$11,756.29

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# INVOICE

**# 8212025-1C**

**Date: 9/4/2025**

**The Door Whisperer LLC**  
**4408 Holloway Meadow Lane**  
**Plant City, FL 33567**  
**Cell 813-361-0707**  
**Fax 813-737-2791**  
**[doorwhispererllc@gmail.com](mailto:doorwhispererllc@gmail.com)**

## Inframark Ventana

<b>PROJECT: ROOM:</b>	<b>PURCHASE ORDER #</b>	<b>REQUISITION</b>	<b>TERMS</b>
<b>Contact: Mike Boucourt</b>			

QTY	DESCRIPTION			LINE TOTAL
1	Trip and repair Bathroom Door Device (Labor and Parts)			
			TOTAL	1,290.00



# UNITED SECURITY SOLUTIONS OF AMERICA



**Invoice Date:** 09/01/2025

**Invoice No:** 250901-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
09/01/2025	08/30/2025 – 09/05/2025	SECURITY SERVICES				
Quantity	Tour / Security Officer	Reg	Hours O.T	Holiday	Rates	Total
36	Security Service Hours	36			\$23.95	\$862.20
6	Security Service Hours			6	\$35.93	\$215.58
1	Patrol Vehicle	1			\$250	\$250.00

<b>Sub Total</b>	<b>\$ 1,327.78</b>
<b>Sales Tax</b>	<b>\$ 0.00</b>
<b>Total Due</b>	<b>\$ 1,327.78</b>





# UNITED SECURITY SOLUTIONS OF AMERICA



**Invoice Date:** 09/08/2025

**Invoice No:** 250908-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
09/08/2025	09/06/2025 – 09/12/2025	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

<b>Sub Total</b>	<b>\$ 1,255.90</b>
<b>Sales Tax</b>	<b>\$ 0.00</b>
<b>Total Due</b>	<b>\$ 1,255.90</b>



## INVOICE

INVOICE #	INVOICE DATE
992498	9/2/2025
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:** October 2, 2025**Invoice Amount:** \$17,704.17

Description	Current Amount
Monthly Landscape Maintenance September 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.**

**CHECK REQUEST**  
**FORM VENTANA CDD**

**Date:** 09.10.2025

**Invoice Number:** 08232025

**Payable To:** Andrea Melendez

**Mailing Address:** 11440 Sage Canyon Dr. Riverview, Florida 33578

**Check Amount:** \$200.00

**Please cut check from Acct.** Clubhouse Deposit Refund

**Check description/reason:** Clubhouse Deposit Reimbursement

**Coding:** Misc Revenues

**Mailing Instructions:** 11440 Sage Canyon Dr. Riverview, Florida 33578

**Due Date for Check:** Asap

**Request By:** Kristee Cole

**Authorized By:** *Kristee Cole*



**ElementRoofingSolutions.com**  
**ElementRoofingFL@gmail.com**  
**386.747.9440**

**CCC1336059**

09/05/2025  
Ventana CDD  
11101 Ventana Groves Blvd  
Riverview, FL 33578

**Repair Invoice for 11101 Ventana Groves Blvd. Riverview, FL 33578**

1. Removed damaged shingles and underlayment in valley approx. 1/2 square
2. Removed Underlayment in valley
3. Replaced water damaged decking
4. Installed layer of Peel & Stick underlayment
5. Installed GAF architectural style shingles in Drift Wood
6. Resealed surrounding shingles with APOC roofing cement
7. Hauled debris
8. 3 year workmanship warranty.

Due to age, color batch, and wear of existing shingles, the repair will not match perfectly

Replacement of damaged decking in valley will be an *additional* \$50 if incurred

Element Roofing Solutions completed the roof repair according to the scope of work above.

Due \$1,450.00 (One-Thousand-Four-Hundred-Fifty-Dollars)

**Mail checks to : 12126 Miracle Mile Dr. Riverview, FL 33578**

INVOICE

Finn Outdoor LLC  
730 20th Ave N  
Saint Petersburg, FL 33704

robb@finnoutdoor.com  
+1 (813) 957-6075



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

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

**Invoice details**  
Invoice no.: 2934  
Terms: Due on receipt  
Invoice date: 08/21/2025  
Due date: 08/21/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion Restoration	Erosion restoration and rebuilding the back side of pond to creek area per contract	1	\$163,250.00	\$163,250.00
2.		Services	Down Payment Received		-\$53,827.50	-\$53,827.50

**Total** **\$109,422.50**

**Note to customer**

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

**CHECK REQUEST**  
**FORM VENTANA CDD**

**Date:** 09.10.2025

**Invoice Number:** 08022025

**Payable To:** Ilayaraja Rengasamy

**Mailing Address:** 10917 Green Harvest Drive Riverview, Florida 33578

**Check Amount:** \$200.00

**Please cut check from Acct.** Clubhouse Deposit Refund

**Check description/reason:** Clubhouse Deposit Reimbursement

**Coding:** Misc Revenues

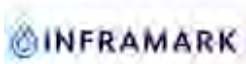
**Mailing Instructions:** 10917 Green Harvest Drive Riverview, Florida 33578

**Due Date for Check:** Asap

**Request By:** Kristee Cole

**Authorized By:** *Kristee Cole*





2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

159328

**CUSTOMER ID**

C2292

**PO#****DATE**

9/22/2025

**NET TERMS**

Due On Receipt

**DUE DATE**

9/22/2025

**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
Postage	5	Ea	0.74		3.70
<b>Subtotal</b>					<b>3.70</b>

**Subtotal**

\$3.70

**Tax**

\$0.00

**Total Due**

\$3.70

**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.*

3609 20th Ave  
Astoria, NY 11105  
(516)967-0093

Date	Invoice #
8/3/2025	20774

Bill To
Inframark 2654 Cypress Ridge Blvd. Wesley Chapel, FL 33544

Service For
Ventana CDD 11101 Ventana Groves Blvd Riverview, FL 33578

License #
EC13011807

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# Request for Taxpayer Identification Number and Certification

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give form to the  
requester. Do not  
send to the IRS.

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	<b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)	
	<b>2</b> Business name/disregarded entity name, if different from above.	
	<b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.  <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . . <b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____	<b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) _____  Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____  (Applies to accounts maintained outside the United States.)
	<b>3b</b> If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . <input type="checkbox"/>	
	<b>5</b> Address (number, street, and apt. or suite no.). See instructions.	Requester's name and address (optional)
	<b>6</b> City, state, and ZIP code	
	<b>7</b> List account number(s) here (optional)	

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

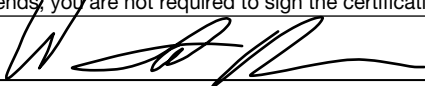
<b>Social security number</b>									
				-				-	
<b>or</b>									
<b>Employer identification number</b>									
				-					

## Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person 	Date <b>08/03/2025</b>
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## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

must obtain your correct taxpayer identification number (TIN), which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid).
- Form 1099-DIV (dividends, including those from stocks or mutual funds).
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds).
- Form 1099-NEC (nonemployee compensation).
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers).
- Form 1099-S (proceeds from real estate transactions).
- Form 1099-K (merchant card and third-party network transactions).
- Form 1098 (home mortgage interest), 1098-E (student loan interest), and 1098-T (tuition).
- Form 1099-C (canceled debt).
- Form 1099-A (acquisition or abandonment of secured property).

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

**Caution:** If you don't return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

**By signing the filled-out form, you:**

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued);
2. Certify that you are not subject to backup withholding; or
3. Claim exemption from backup withholding if you are a U.S. exempt payee; and
4. Certify to your non-foreign status for purposes of withholding under chapter 3 or 4 of the Code (if applicable); and
5. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting is correct. See *What Is FATCA Reporting*, later, for further information.

**Note:** If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding.** Payments made to foreign persons, including certain distributions, allocations of income, or transfers of sales proceeds, may be subject to withholding under chapter 3 or chapter 4 of the Code (sections 1441–1474). Under those rules, if a Form W-9 or other certification of non-foreign status has not been received, a withholding agent, transferee, or partnership (payor) generally applies presumption rules that may require the payor to withhold applicable tax from the recipient, owner, transferor, or partner (payee). See Pub. 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*.

The following persons must provide Form W-9 to the payor for purposes of establishing its non-foreign status.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the disregarded entity.
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the grantor trust.
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust and not the beneficiaries of the trust.

See Pub. 515 for more information on providing a Form W-9 or a certification of non-foreign status to avoid withholding.

**Foreign person.** If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person (under Regulations section 1.1441-1(b)(2)(iv) or other applicable section for chapter 3 or 4 purposes), do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515). If you are a qualified foreign pension fund under Regulations section 1.897(l)-1(d), or a partnership that is wholly owned by qualified foreign pension funds, that is treated as a non-foreign person for purposes of section 1445 withholding, do not use Form W-9. Instead, use Form W-8EXP (or other certification of non-foreign status).

**Nonresident alien who becomes a resident alien.** Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a saving clause. Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

**Example.** Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if their stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first Protocol) and is relying on this exception to claim an exemption from tax on their scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

## Backup Withholding

**What is backup withholding?** Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called “backup withholding.” Payments that may be subject to backup withholding include, but are not limited to, interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third-party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

**Payments you receive will be subject to backup withholding if:**

1. You do not furnish your TIN to the requester;
2. You do not certify your TIN when required (see the instructions for Part II for details);
3. The IRS tells the requester that you furnished an incorrect TIN;
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only); or
5. You do not certify to the requester that you are not subject to backup withholding, as described in item 4 under “*By signing the filled-out form*” above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier.

## What Is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all U.S. account holders that are specified U.S. persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

## Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you are no longer tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account, for example, if the grantor of a grantor trust dies.

## Penalties

**Failure to furnish TIN.** If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

**Civil penalty for false information with respect to withholding.** If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

**Criminal penalty for falsifying information.** Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

**Misuse of TINs.** If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

## Specific Instructions

### Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

• **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

**Note for ITIN applicant:** Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040 you filed with your application.

• **Sole proprietor.** Enter your individual name as shown on your Form 1040 on line 1. Enter your business, trade, or "doing business as" (DBA) name on line 2.

• **Partnership, C corporation, S corporation, or LLC, other than a disregarded entity.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

• **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. Enter any business, trade, or DBA name on line 2.

• **Disregarded entity.** In general, a business entity that has a single owner, including an LLC, and is not a corporation, is disregarded as an entity separate from its owner (a disregarded entity). See Regulations section 301.7701-2(c)(2). A disregarded entity should check the appropriate box for the tax classification of its owner. Enter the owner's name on line 1. The name of the owner entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For

example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2. If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

### Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, enter it on line 2.

### Line 3a

Check the appropriate box on line 3a for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3a.

IF the entity/individual on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation.
• Individual or • Sole proprietorship	Individual/sole proprietor.
• LLC classified as a partnership for U.S. federal tax purposes or • LLC that has filed Form 8832 or 2553 electing to be taxed as a corporation	Limited liability company and enter the appropriate tax classification: P = Partnership, C = C corporation, or S = S corporation.
• Partnership	Partnership.
• Trust/estate	Trust/estate.

### Line 3b

Check this box if you are a partnership (including an LLC classified as a partnership for U.S. federal tax purposes), trust, or estate that has any foreign partners, owners, or beneficiaries, and you are providing this form to a partnership, trust, or estate, in which you have an ownership interest. You must check the box on line 3b if you receive a Form W-8 (or documentary evidence) from any partner, owner, or beneficiary establishing foreign status or if you receive a Form W-9 from any partner, owner, or beneficiary that has checked the box on line 3b.

**Note:** A partnership that provides a Form W-9 and checks box 3b may be required to complete Schedules K-2 and K-3 (Form 1065). For more information, see the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

If you are required to complete line 3b but fail to do so, you may not receive the information necessary to file a correct information return with the IRS or furnish a correct payee statement to your partners or beneficiaries. See, for example, sections 6698, 6722, and 6724 for penalties that may apply.

### Line 4 Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

#### Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third-party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space on line 4.

1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2).

- 2—The United States or any of its agencies or instrumentalities.
- 3—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities.
- 5—A corporation.
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or territory.
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission.
- 8—A real estate investment trust.
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940.
- 10—A common trust fund operated by a bank under section 584(a).
- 11—A financial institution as defined under section 581.
- 12—A middleman known in the investment community as a nominee or custodian.
- 13—A trust exempt from tax under section 664 or described in section 4947.

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
• Interest and dividend payments	All exempt payees except for 7.
• Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
• Barter exchange transactions and patronage dividends	Exempt payees 1 through 4.
• Payments over \$600 required to be reported and direct sales over \$5,000 <sup>1</sup>	Generally, exempt payees 1 through 5. <sup>2</sup>
• Payments made in settlement of payment card or third-party network transactions	Exempt payees 1 through 4.

<sup>1</sup> See Form 1099-MISC, Miscellaneous Information, and its instructions.

<sup>2</sup> However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

**Exemption from FATCA reporting code.** The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) entered on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37).

B—The United States or any of its agencies or instrumentalities.

C—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i).

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i).

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state.

G—A real estate investment trust.

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940.

I—A common trust fund as defined in section 584(a).

J—A bank as defined in section 581.

K—A broker.

L—A trust exempt from tax under section 664 or described in section 4947(a)(1).

M—A tax-exempt trust under a section 403(b) plan or section 457(g) plan.

**Note:** You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

## Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, enter "NEW" at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

## Line 6

Enter your city, state, and ZIP code.

## Part I. Taxpayer Identification Number (TIN)

**Enter your TIN in the appropriate box.** If you are a resident alien and you do not have, and are not eligible to get, an SSN, your TIN is your IRS ITIN. Enter it in the entry space for the Social security number. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). If the LLC is classified as a corporation or partnership, enter the entity's EIN.

**Note:** See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

**How to get a TIN.** If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at [www.SSA.gov](http://www.SSA.gov). You may also get this form by calling 800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at [www.irs.gov/EIN](http://www.irs.gov/EIN). Go to [www.irs.gov/Forms](http://www.irs.gov/Forms) to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to [www.irs.gov/OrderForms](http://www.irs.gov/OrderForms) to place an order and have Form W-7 and/or Form SS-4 mailed to you within 15 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and enter "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, you will generally have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

**Note:** Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon. See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier, for when you may instead be subject to withholding under chapter 3 or 4 of the Code.

**Caution:** A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.



## Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

**Signature requirements.** Complete the certification as indicated in items 1 through 5 below.

**1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983.** You must give your correct TIN, but you do not have to sign the certification.

**2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983.** You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

**3. Real estate transactions.** You must sign the certification. You may cross out item 2 of the certification.

**4. Other payments.** You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third-party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

**5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions.** You must give your correct TIN, but you do not have to sign the certification.

## What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account <sup>1</sup>
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor <sup>2</sup>
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee <sup>1</sup>
b. So-called trust account that is not a legal or valid trust under state law	The actual owner <sup>1</sup>
6. Sole proprietorship or disregarded entity owned by an individual	The owner <sup>3</sup>
7. Grantor trust filing under Optional Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))**	The grantor*

For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity <sup>4</sup>
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing Form 1041 or under the Optional Filing Method 2, requiring Form 1099 (see Regulations section 1.671-4(b)(2)(i)(B))**	The trust

<sup>1</sup> List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

<sup>2</sup> Circle the minor's name and furnish the minor's SSN.

<sup>3</sup> You must show your individual name on line 1, and enter your business or DBA name, if any, on line 2. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

<sup>4</sup> List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.)

\* **Note:** The grantor must also provide a Form W-9 to the trustee of the trust.

\*\* For more information on optional filing methods for grantor trusts, see the Instructions for Form 1041.

**Note:** If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

## Secure Your Tax Records From Identity Theft

Identity theft occurs when someone uses your personal information, such as your name, SSN, or other identifying information, without your permission to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax return preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity, or a questionable credit report, contact the IRS Identity Theft Hotline at 800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 877-777-4778 or TTY/TDD 800-829-4059.

**Protect yourself from suspicious emails or phishing schemes.**

Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

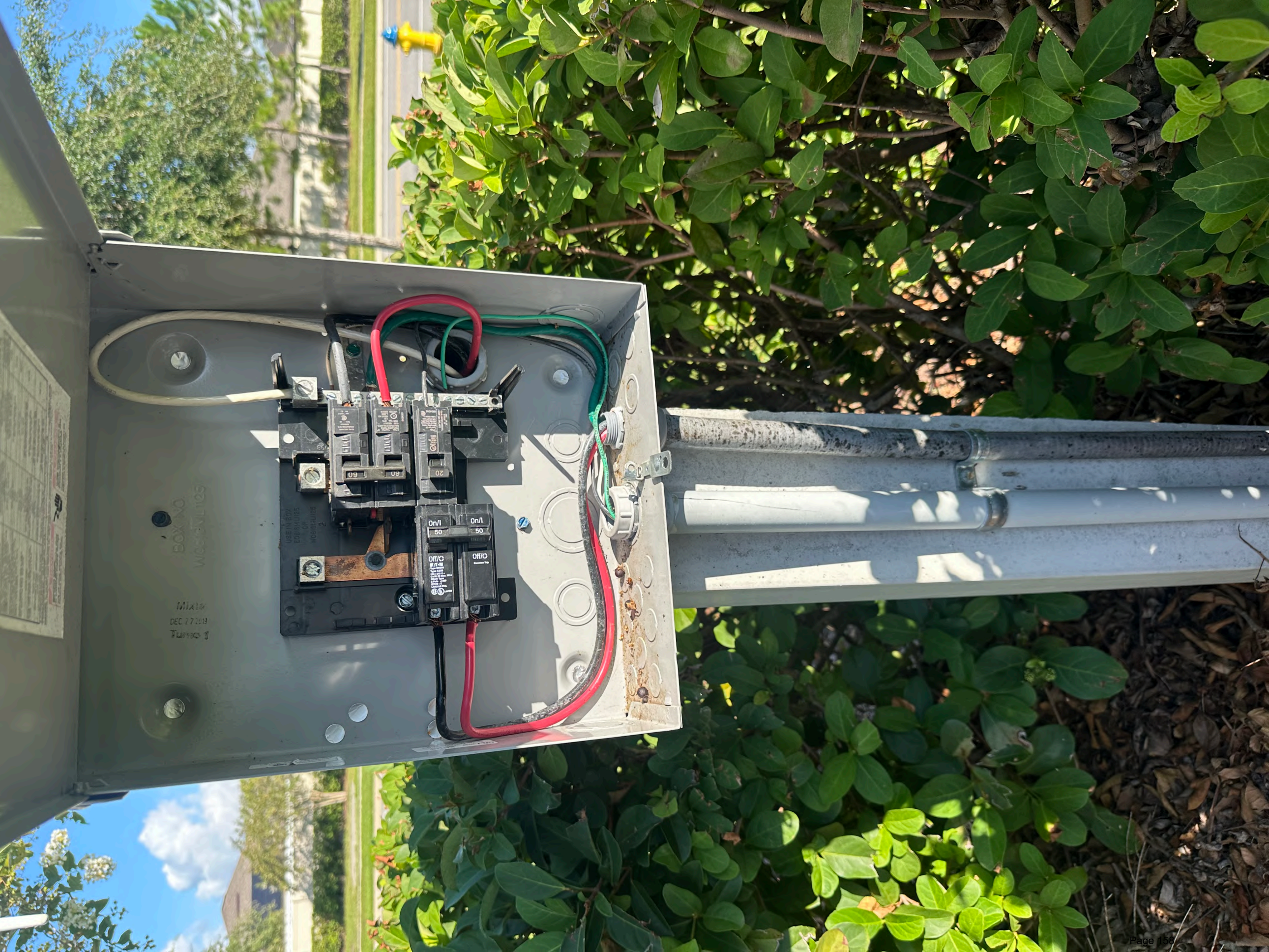
If you receive an unsolicited email claiming to be from the IRS, forward this message to [phishing@irs.gov](mailto:phishing@irs.gov). You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 800-366-4484. You can forward suspicious emails to the Federal Trade Commission at [spam@uce.gov](mailto:spam@uce.gov) or report them at [www.ftc.gov/complaint](http://www.ftc.gov/complaint). You can contact the FTC at [www.ftc.gov/idtheft](http://www.ftc.gov/idtheft) or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see [www.IdentityTheft.gov](http://www.IdentityTheft.gov) and Pub. 5027.

Go to [www.irs.gov/IdentityTheft](http://www.irs.gov/IdentityTheft) to learn more about identity theft and how to reduce your risk.

## Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and territories for use in administering their laws. The information may also be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payors must generally withhold a percentage of taxable interest, dividends, and certain other payments to a payee who does not give a TIN to the payor. Certain penalties may also apply for providing false or fraudulent information.





BOX NO.  
W031024103

MIX10  
DEC 27 2018  
TAPSCO-1



## **CHECK REQUEST FORM**

**District Name:** Ventana

**Date:** 8/25/25

**Invoice Number:**

**Please issue a check to:**

**Vendor Name:** Jaun Carlos Reyes

**Vendor No.:**

**Check amount:** \$1,546.31

**Please code to:**

**Check Description/Reason:** Operations other

**Mailing instructions:** 10906 Sage Canyon Dr Rierview, FI 33578

**Due Date for Check:** ASAP

**Requestor:** Lisa Castoria

**Manager's review:** Jennifer Goldyn

# Order Summary

Order placed July 14, 2025      Order # 111-5103854-6837801

Ship to	Payment method	Order Summary	
Alisha Reyes 10906 SAGE CANYON DR RIVERVIEW, FL 33578-9314 United States	American Express ending in 1019	Item(s) Subtotal:	\$170.00
		Shipping & Handling:	\$0.00
		Total before tax:	\$170.00
		Estimated tax to be collected:	\$12.75
		<b>Grand Total:</b>	<b>\$182.75</b>

Delivered July 18

Your package was left near the front door or porch.

American Supply Pool Lift Chair Cover for aXs Model (S.R. Smith AX9005)

Sold by: [My American Supply Co.](#)

Return or replace items: Eligible through August 18, 2025

\$170.00



Juan Reyes &lt;miamijc@gmail.com&gt;

**Thanks for Your Order! #300901195250827237**

1 message

**Lowe's Home Improvement** <do-not-reply@notifications.lowes.com>  
To: miamijc@gmail.com

Mon, Jul 14, 2025 at 5:30 PM



## Thanks, Juan

## We've Received Your Order

Order # **300901195250827237**

Invoice # 89465

Placed July 14, 2025

We'll get started on it and  
update you every step of the way.

[Manage Order](#)**Get the Lowe's app**

Download our app for live order tracking.



Get App

Payment Summary

Subtotal (3 items)	\$1201.62
Savings	(\$98.63)
Delivery	\$0.00
Pick Up Fee	\$0.00
Total Fee	\$0.00
Total Tax	\$90.12
<b>Total</b>	<b>\$1291.74</b>



\*\*\*\* \* 1001



Installation Details



Installation Location



Need Help ?

Call Support Team  
888-516-1010

Juan Reyes

10906 Sage Canyon Dr.

Riverview, FL 33578

813-546-8439



Rectangle Wicker Outdoor Coffee 26.63-in W x 49.75-in L	<b>QTY</b>
	<b>2</b>

Item #: **6507652** | Model #: **BM313435**  
Unit Price: **\$416.84** | Subtotal: **\$833.68**

Military Discount Discount: \$46.32

3-Year Lowe's Protection Plan for Furniture  
\$250-500

	Reference # <b>0090750125194213009841</b>	<b>QTY</b>
	Unit Price: <b>\$44.97</b>   Subtotal: <b>\$44.97</b>	<b>1</b>

[View Plan Information](#)

3-Year Lowe's Protection Plan for Furniture  
\$250-500

	Reference # <b>0090713725194213009484</b>	<b>QTY</b>
	Unit Price: <b>\$44.97</b>   Subtotal: <b>\$44.97</b>	<b>1</b>

[View Plan Information](#)

PATIO TABLE ASSEMBLY

	Item #: <b>1246315</b>	<b>QTY</b>
	Unit Price: <b>\$139.00</b>   Subtotal:	<b>2</b>
	<b>\$278.00</b>	

**Note:** Independent Installer will contact you for your installation date once your products are ready, if you don't already have an appointment.



**Points**

Estimate earned from purchase †

**+1389**

**Save 5%\* everyday when you use your MyLowe's Rewards  
Credit Card**

[Apply Now](#)

[Go to Rewards Dashboard](#)



†Points are awarded on eligible purchases for orders that have been settled and fulfilled. Program subject to Terms & Conditions. Details at [Lowes.com/mylowes-rewards-terms](https://www.lowes.com/mylowes-rewards-terms). Subject to change.



### Lowe's Protection Plan

Thank you for purchasing a Lowe's Protection Plan. Soon you will receive your terms and conditions from [lowesprotectionplan@p.assurant.com](mailto:lowesprotectionplan@p.assurant.com).



### Lowe's Return Policy

You can return or exchange most new, unused merchandise with proof of purchase within 90\* days of the original purchase date unless noted in our return policy exceptions.

\*Appliance returns must be initiated within 48 hours of delivery or the time of pickup.

See [Return Policy](#) and [Exceptions](#) for details.



### Lowe's Billing Policy

For more information on when you'll be charged, view our [Billing Policy](#).

[My Account](#)

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[Contact Us](#)

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[Find a Store](#)

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[Privacy Statement](#)

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[Billing Policy](#)

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[Return & Refund Policy](#)

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[Lowe's.com](#)[Get the Lowe's app](#)

1000 Lowe's Boulevard, Mooresville, NC 28117

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\*Subject to credit approval. 5% offer applies to eligible US Lowe's store and Lowe's.com purchase or order after all other applicable discounts charged to your Lowe's Advantage Card / MyLowe's Rewards Card. Customer must pay applicable sales tax. Offer can't be used in conjunction with or on: (i) other credit-related promotional offers; (ii) any other promotion, discount, markdown, coupon/barcode, rebate or offer, including any Lowe's volume or special discount programs (such as but not limited to, Contractor Pack, Buy in Bulk, Value Savings Program ("VSP"), Special Value, New Lower Price, Was:Now, Military Discount, Employee Discount, and Lowest Price Guarantee); (iii) associate discretion price adjustments; (iv) any services (such as but not limited to, rentals; extended protection/replacement plans; shipping, delivery, assembly or installation fees); (v) fees or taxes; (vi) previous sales; (vii) gift cards; or (viii) Weber, Kichler, or Miele products. Excludes Lowe's Business Credit Accounts, Lowe's Visa® Accounts and all Lowe's Canada Credit Accounts. We reserve the right to discontinue or alter the terms of this offer at any time.

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## 2 attachments



**TermsAndConditions\_FL.pdf**

367K



**RightToCancel\_FL.pdf**  
161K





Juan Reyes &lt;miamijc@gmail.com&gt;

**Thanks for Your Order! #300901195250827237**

1 message

**Lowe's Home Improvement** <do-not-reply@notifications.lowes.com>  
To: miamijc@gmail.com

Mon, Jul 14, 2025 at 5:30 PM



## Thanks, Juan

## We've Received Your Order

Order # **300901195250827237**

Invoice # 89465

Placed July 14, 2025

We'll get started on it and  
update you every step of the way.

[Manage Order](#)**Get the Lowe's app**

Download our app for live order tracking.

Get App

Payment Summary

Subtotal (3 items)	\$1201.62
Savings	(\$98.63)
Delivery	\$0.00
Pick Up Fee	\$0.00
Total Fee	\$0.00
Total Tax	\$90.12
<b>Total</b>	<b>\$1291.74</b>



\*\*\*\* \* 1001



Installation Details



Installation Location



Need Help ?

Call Support Team  
888-516-1010

Juan Reyes  
[10906 Sage Canyon Dr.](#)  
Riverview, FL 33578  
  
813-546-8439




Rectangle Wicker Outdoor Coffee 26.63-in W x 49.75-in L	<b>QTY</b>
	<b>2</b>

Item #: **6507652** | Model #: **BM313435**  
Unit Price: **\$416.84** | Subtotal: **\$833.68**

Military Discount Discount: \$46.32


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3-Year Lowe's Protection Plan for Furniture  
\$250-500

	Reference # <b>0090750125194213009841</b>	<b>QTY</b>
	Unit Price: <b>\$44.97</b>   Subtotal: <b>\$44.97</b>	<b>1</b>

[View Plan Information](#)

3-Year Lowe's Protection Plan for Furniture  
\$250-500

	Reference # <b>0090713725194213009484</b>	<b>QTY</b>
	Unit Price: <b>\$44.97</b>   Subtotal: <b>\$44.97</b>	<b>1</b>

[View Plan Information](#)

PATIO TABLE ASSEMBLY

	Item #: <b>1246315</b>	<b>QTY</b>
	Unit Price: <b>\$139.00</b>   Subtotal:	<b>2</b>
	<b>\$278.00</b>	

**Note:** Independent Installer will contact you for your installation date once your products are ready, if you don't already have an appointment.



**Points**

Estimate earned from purchase †

**+1389**

**Save 5%\* everyday when you use your MyLowe's Rewards  
Credit Card**

[Apply Now](#)

[Go to Rewards Dashboard](#)



†Points are awarded on eligible purchases for orders that have been settled and fulfilled. Program subject to Terms & Conditions. Details at [Lowes.com/mylowes-rewards-terms](https://www.lowes.com/mylowes-rewards-terms). Subject to change.



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You can return or exchange most new, unused merchandise with proof of purchase within 90\* days of the original purchase date unless noted in our return policy exceptions.

\*Appliance returns must be initiated within 48 hours of delivery or the time of pickup.

See [Return Policy](#) and [Exceptions](#) for details.



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For more information on when you'll be charged, view our [Billing Policy](#).

[My Account](#)

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[Contact Us](#)

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[Find a Store](#)

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[Privacy Statement](#)

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[Billing Policy](#)

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[Return & Refund Policy](#)

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1000 Lowe's Boulevard, Mooresville, NC 28117

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\*Subject to credit approval. 5% offer applies to eligible US Lowe's store and Lowe's.com purchase or order after all other applicable discounts charged to your Lowe's Advantage Card / MyLowe's Rewards Card. Customer must pay applicable sales tax. Offer can't be used in conjunction with or on: (i) other credit-related promotional offers; (ii) any other promotion, discount, markdown, coupon/barcode, rebate or offer, including any Lowe's volume or special discount programs (such as but not limited to, Contractor Pack, Buy in Bulk, Value Savings Program ("VSP"), Special Value, New Lower Price, Was:Now, Military Discount, Employee Discount, and Lowest Price Guarantee); (iii) associate discretion price adjustments; (iv) any services (such as but not limited to, rentals; extended protection/replacement plans; shipping, delivery, assembly or installation fees); (v) fees or taxes; (vi) previous sales; (vii) gift cards; or (viii) Weber, Kichler, or Miele products. Excludes Lowe's Business Credit Accounts, Lowe's Visa® Accounts and all Lowe's Canada Credit Accounts. We reserve the right to discontinue or alter the terms of this offer at any time.

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## 2 attachments



**TermsAndConditions\_FL.pdf**

367K






**RightToCancel\_FL.pdf**  
161K

# Order Summary

Order placed July 28, 2025    Order # 111-9890914-1668202

Ship to	Payment method	Order Summary	
Alisha Reyes 10906 SAGE CANYON DR RIVERVIEW, FL 33578-9314 United States	American Express   ending in 1019	Item(s) Subtotal:	\$53.99
		Shipping & Handling:	\$0.00
		Total before tax:	\$53.99
		Estimated tax to be collected:	\$4.05
		<b>Grand Total:</b>	<b>\$58.04</b>



**Arriving August 5**

[Pool Hours Sunrise to Sunset Residents and Guests Only Sign, 24x24 Inches, ACM, Fade Resistant, Made in USA by Sigo Signs](#)

Sold by: [SIGO SIGNS](#)

Supplied by: Other

\$53.99

# Order Summary

Order placed July 26, 2025    Order # 112-6840331-1776255

Ship to	Payment method	Order Summary	
Alisha Reyes 10906 SAGE CANYON DR RIVERVIEW, FL 33578-9314 United States	American Express   ending in 1019	Item(s) Subtotal:	\$14.24
		Shipping & Handling:	\$0.00
		Your Coupon Savings:	-\$1.42
		Total before tax:	\$12.82
		Estimated tax to be collected:	\$0.96
		<b>Grand Total:</b>	<b>\$13.78</b>

Delivered July 27

Your package was left near the front door or porch.



T&R Large No Dumping Sign, Property Protected By Video Surveillance Sign, 14" x 10" Rust Free .040 Aluminum Reflective, Weather Resistant, Waterproof, Fade Resistant, 6 Pre-drilled Holes - 2 Pack

Sold by: [T&R Tech](#)


Return or replace items: Eligible through August 26, 2025

\$14.24

# Order Summary

Order placed July 28, 2025    Order # 111-9890914-1668202

Ship to	Payment method	Order Summary	
Alisha Reyes 10906 SAGE CANYON DR RIVERVIEW, FL 33578-9314 United States	American Express   ending in 1019	Item(s) Subtotal:	\$53.99
		Shipping & Handling:	\$0.00
		Total before tax:	\$53.99
		Estimated tax to be collected:	\$4.05
		<b>Grand Total:</b>	<b>\$58.04</b>



**Arriving August 5**

[Pool Hours Sunrise to Sunset Residents and Guests Only Sign, 24x24 Inches, ACM, Fade Resistant, Made in USA by Sigo Signs](#)

Sold by: [SIGO SIGNS](#)

Supplied by: Other

\$53.99

**CHECK REQUEST**  
**FORM VENTANA CDD**

**Date:** 09.10.2025

**Invoice Number:** 08312025

**Payable To:** Kalie Perez

**Mailing Address:** 9921 Spanish Lime Court Riverview, Florida 33578

**Check Amount:** \$200.00

**Please cut check from Acct.** Clubhouse Deposit Refund

**Check description/reason:** Clubhouse Deposit Reimbursement

**Coding:** Misc Revenues

**Mailing Instructions:** 9921 Spanish Lime Court Riverview, Florida 33578

**Due Date for Check:** Asap

**Request By:** Kristee Cole

**Authorized By:** *Kristee Cole*

**CHECK REQUEST**  
**FORM VENTANA CDD**

**Date:** 09.10.2025

**Invoice Number:** 08302025

**Payable To:** Kalie Perez

**Mailing Address:** 9921 Spanish Lime Court Riverview, Florida 33578

**Check Amount:** \$200.00

**Please cut check from Acct.** Clubhouse Deposit Refund

**Check description/reason:** Clubhouse Deposit Reimbursement

**Coding:** Misc Revenues

**Mailing Instructions:** 9921 Spanish Lime Court Riverview, Florida 33578

**Due Date for Check:** Asap

**Request By:** Kristee Cole

**Authorized By:** *Kristee Cole*



INVOICE

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

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



VENTANA CDD  
Bill to  
Sam Bakkar  
VENTANA  
11101 Ventana Groves blvd  
Riverview, FI 33578

Ship to  
Chris Allen  
VENTANA  
11101 Ventana Groves blvd  
Riverview, FI 33578

Invoice details  
Invoice no.: 202410334  
Terms: Due on receipt  
Invoice date: 07/29/2025  
Due date: 07/29/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor and materials	R/R down spout remove broken skirt piece Repair column base skirt cut and re mount existing skirt and attach to column. patch and seal corners	1	\$268.00	\$268.00

Ways to pay

BANK

Total \$268.00

View and pay



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

Date	Invoice
09/10/2025	39018
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	09/25/2025			

Service Request Number		705218			
Summary		possible unauthorized camera access			
Billing Method		Actual Rates			
Detail		<p>Thu 9/4/2025/12:50 PM UTC-04/ Fritz Kahn (time)- After talking to Tanner and Justin. I found out that you have a talk down system setup and linked to your security company, who monitors your CCTV system. This talk down system is linked to a paging number and this number is a dial in number and then allows someone to talk through the paging system. Since this number is publicly accessible, it can be called by a spam caller/robot system.</p> <p>Thu 9/4/2025/12:44 PM UTC-04/ Josh Nielsen (time)- - Worked with Fritz to identify the camera location - Seems like theres a third party that handles the voice side of this</p> <p>Thu 9/4/2025/12:02 PM UTC-04/ Wes Ward (time)- Sam called in saying they heard a voice coming from the cameras and thinks it may be a potential security breach.</p>			
Resolution		<p>Thu 9/4/2025/12:50 PM UTC-04/ Fritz Kahn (time)- After talking to Tanner and Justin. I found out that you have a talk down system setup and linked to your security company, who monitors your CCTV system. This talk down system is linked to a paging number and this number is a dial in number and then allows someone to talk through the paging system. Since this number is publicly accessible, it can be called by a spam caller/robot system.</p>			
Company Name		Ventana CDD (Inframark)			
Contact Name		Ibtissam Bakkar			
Services		Work Type	Hours	Rate	Amount
Billable Services					
Help Desk Technician		Remote - Business Hours	0.25	150.00	\$37.50
Help Desk Technician		Tech Assist	0.50	150.00	\$75.00
Total Services:				\$112.50	
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:		\$112.50
			Sales Tax:		\$0.00
			Invoice Total:		\$112.50

	<b>Payments:</b>	\$0.00
	<b>Credits:</b>	\$0.00
	<b>Balance Due:</b>	<b>\$112.50</b>

INVOICE

Nebula LED Lighting Systems  
26837 Tanic Dr Ste 101  
Wesley Chapel, FL 33544

payments@nebulaighting.com  
+1 (813) 996-0001  
www.nebulaighting.com



VENTANA CLUBHOUSE:VENTANA LIGHTHOUSE GEMSTONE

Bill to  
VENTANA CLUBHOUSE  
2005 Pan Am Cir  
Suite 300  
Tampa, FL 33607-2359 USA

Ship to  
VENTANA CLUBHOUSE  
2005 Pan Am Cir  
Suite 300  
Tampa, FL 33607

Invoice details  
Invoice no.: 136108-MS  
Terms: 0 DAYS - DUE IMMEDIATELY  
Invoice date: 09/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	G10	GEMSTONE Permanent Light System for Home Soffits-Monument	1	\$2,695.00	\$2,695.00
2.	G-INSTALL	Gemstone SOFFIT - Installation Related Costs	1	\$2,695.00	\$2,695.00

Total \$5,390.00

Ways to pay



Note to customer  
DEPOSIT INVOICE (50% of TOTAL \$10,780.00)

View and pay

INVOICE

Nebula LED Lighting Systems  
26837 Tanic Dr Ste 101  
Wesley Chapel, FL 33544

payments@nebulalighting.com  
+1 (813) 996-0001  
www.nebulalighting.com



VENTANA CLUBHOUSE:VENTANA CLUBHOUSE GEMSTONE

Bill to  
VENTANA CLUBHOUSE  
2005 Pan Am Cir  
Suite 300  
Tampa, FL 33607-2359 USA

Ship to  
VENTANA CLUBHOUSE  
10125 Holland Rd  
Riverview, FL 33518

Invoice details  
Invoice no.: 136107-MS  
Terms: 0 DAYS - DUE IMMEDIATELY  
Invoice date: 09/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	G10	GEMSTONE Permanent Light System for Home Soffits-Clubhouse	1	\$5,906.25	\$5,906.25
2.	G-INSTALL	Gemstone SOFFIT - Installation Related Costs	1	\$5,906.25	\$5,906.25

Total \$11,812.50

Ways to pay



Note to customer  
DEPOSIT INVOICE (50% of TOTAL \$23,625)

View and pay



## INVOICE

INVOICE #	INVOICE DATE
976499	8/19/2025
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

**Opp # 586652**

July 2025 Emergency Call for Stuck Valve

**Invoice Due Date:** September 18, 2025

**Invoice Amount:** \$826.00

Description	Current Amount
Irrigation	\$826.00

**Invoice Total** **\$826.00**

*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





From: Bakkar, Ibtissam [ibtissam.bakkar@inframark.com](mailto:ibtissam.bakkar@inframark.com)  
To: Van Helden, Christiaan [c.vanhelden@yellowstonelandscapes.com](mailto:c.vanhelden@yellowstonelandscapes.com)  
Cc: Geary, Jason [jgeary@yellowstonelandscapes.com](mailto:jgeary@yellowstonelandscapes.com), Castoria, Lisa [lisa.castoria@inframark.com](mailto:lisa.castoria@inframark.com),  
Montagna, Nathaniel [nmontagna@inframark.com](mailto:nmontagna@inframark.com), [ventanacddboard.seat3@gmail.com](mailto:ventanacddboard.seat3@gmail.com)  
Date: Tue, Aug 5, 2025, 3:36 PM

Hi Chris,

Approved from Lisa,

Thanks!

**Sam Bakkar** | On-Site Manager



2654 Cypress Ridge Blvd, Suite 101 | Wesley Chapel, FL 33544  
717-465-2438 | [www.inframarkims.com](http://www.inframarkims.com)

---

5 Emails



**Bill To:**

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

**Property Name:** Ventana CDD

**Opp # 580162**

July 2025 Repairs

**INVOICE**

INVOICE #	INVOICE DATE
973961	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:** \$2,985.68

Description	Current Amount
Irrigation	\$2,985.68

**Invoice Total** **\$2,985.68**

*Excellence*  
IN COMMERCIAL LANDSCAPING

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

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## Conroy, Yvette

---

**From:** Van Helden, Christiaan  
**Sent:** Monday, July 14, 2025 2:06 PM  
**To:** ventanacddboard seat3  
**Cc:** Castoria, Lisa; Young, Paul; Geary, Jason  
**Subject:** RE: FW: Ventana CDD - Irrigation Inspection 6/12/25

Thank you for the approval sir. We will get someone out there tomorrow to get this done for you.

Christiaan Van Helden, Account Manager  
Yellowstone Landscape – Tampa North  
30319 Commerce Drive  
San Antonio, FL 33576  
(813) 223-6999 Fax (813) 279-6263  
Cell (813) 395-3912

---

**From:** ventanacddboard seat3 <ventanacddboard.seat3@gmail.com>  
**Sent:** Monday, July 14, 2025 2:02 PM  
**To:** Van Helden, Christiaan <cvanhelden@yellowstonelandscape.com>  
**Cc:** Castoria, Lisa <lisa.castoria@inframark.com>; Young, Paul <pyoung2@inframark.com>  
**Subject:** Re: FW: Ventana CDD - Irrigation Inspection 6/12/25

### This email originated from outside of Yellowstone Landscape

This email originated from outside your organization. Be cautious with unexpected attachments. If it appears suspicious, please use the "Report Suspicious" button to notify our security team.

This is to repair the pumps that are not working, please repair ASAP. I approve this repair and can sign whatever is necessary on Wednesday night at the meeting.

Respectfully,  
JC

On Mon, Jul 14, 2025 at 1:56 PM Van Helden, Christiaan <[cvanhelden@yellowstonelandscape.com](mailto:cvanhelden@yellowstonelandscape.com)> wrote:

I am following up on the irrigation report for the month of June. Please view the hyper link for the inspection.

Christiaan Van Helden, Account Manager  
Yellowstone Landscape – Tampa North  
30319 Commerce Drive  
San Antonio, FL 33576



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
997470	9/22/2025
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

**Opp # 608967**

9/2025 Email Irrigation Break

**Invoice Due Date:** October 22, 2025

**Invoice Amount:** \$140.00

Description	Current Amount
Irrigation	\$140.00

**Invoice Total** **\$140.00**

*Excellence*

IN COMMERCIAL LANDSCAPING

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

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## Geary, Jason

---

**From:** Van Helden, Christiaan  
**Sent:** Tuesday, September 16, 2025 12:32 PM  
**To:** Geary, Jason  
**Subject:** Fwd: Irrigation Line Issue at Ventana Entrance

Chris Van Helden  
Account Manager  
Yellowstone Landscape  
cvanhelden@yellowstonelandscape.com  
(813)395-3912

Christiaan Van Helden  
Account Manager



30319 Commerce Drive, San Antonio, FL 33576  
cvanhelden@yellowstonelandscape.com



**YELLOWSTONE**  
LANDSCAPE

Visit Us Online

Begin forwarded message:

**From:** Sam Stevens <Sam.Stevens@inframark.com>  
**Date:** September 16, 2025 at 10:05:17 AM EDT  
**To:** "Van Helden, Christiaan" <cvanhelden@yellowstonelandscape.com>  
**Cc:** "Montagna, Nathaniel" <nmontagna@inframark.com>, "Cole, Kristee" <kristee.cole@inframark.com>  
**Subject:** Irrigation Line Issue at Ventana Entrance

Hi Chris,

We have a busted irrigation line at the Ventana entrance on Symmes Road. Could you please address it at your earliest convenience?

Thanks in advance!

**Sam Stevens** | On-Site Manager



**INFRAM**



# **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](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

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



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## Site Assessments

### Pond 1

#### **Comments:**

Site Looks Good

Pond 1 continues to look 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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# **Ventana Community Development District Waterway Inspection Report**

---



**Reason for Inspection:**  
Quality Assurance

**Inspection Date:**

10/28/2025

**Prepared for:**  
Ventana  
Community Development District

**Prepared by:**  
Jacob Adams, Project Manager and Biologist

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

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

### Pond 1

#### Comments:

Site Looks Good

Pond 1 continues to look great. The water level has continued to drop. No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds were previously treated and positive results were seen.



### Pond 2

#### Comments:

Treatment In Progress

The Slender Spike Rush was treated previously and positive results have been seen. Follow up treatments will be performed to continue to reduce this new growth. No issues were observed with algae or shoreline weeds. A minor amount of trash was observed.



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1-800-491-9621





## Site Assessments

### Pond 3

#### Comments:

Site Looks Good

The water level on this pond has continued to drop and is at a low level. No issues were observed with algae, submersed weeds, or shoreline weeds. There was an erosion area observed around the inflow pipe on the southern bank.



### 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 has continued to drop.



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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

A minor amount of new Slender Spike Rush growth was observed as the water level has dropped. This new growth will be targeted for treatment during the upcoming visits. No issues were observed with algae or shoreline weeds.



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## Site Assessments

### Pond 7

#### Comments:

Site Looks Good

The exposed Slender Spike Rush and the shoreline weeds were treated previously treated and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has slightly dropped.



### Pond 8

#### Comments:

Site Looks Good

Slender Spike Rush and shoreline weeds were previously targeted for treatment and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. A minor amount of trash was observed. The large erosion area is still present.



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[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

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1-800-491-9621





## 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. The water level has continued to drop.



### Pond 10

#### Comments:

Site Looks Good

Pond 10 looks good. The water level has continued to drop. The shoreline weeds were previously treated and positive results were seen. 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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## VENTANA CDD

Field report

Wednesday, October 1, 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

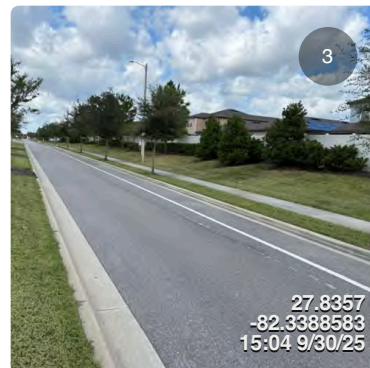
Photo 3 - Make sure we are pulling weeds through community this took Less than 5 minutes



## Ventana Groves And Symmes Rd

Assigned To: Yellowstone

Well maintained



## Symmes Rd

Assigned To: Board

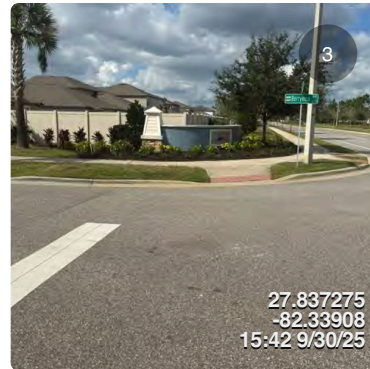
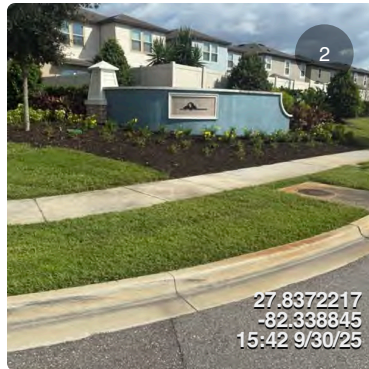
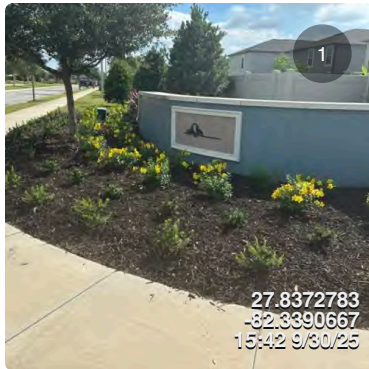
Construction still going on

## Berryessa Entrances

Assigned To: Yellowstone

Well maintained

No issues

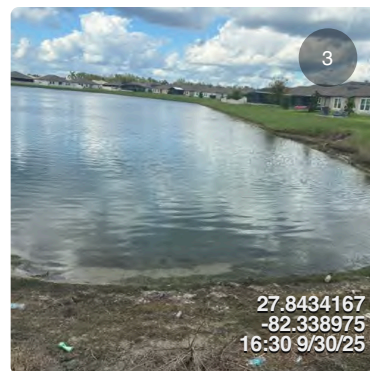
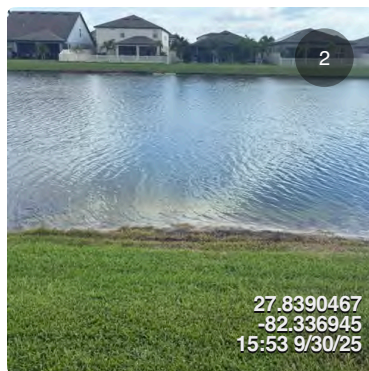
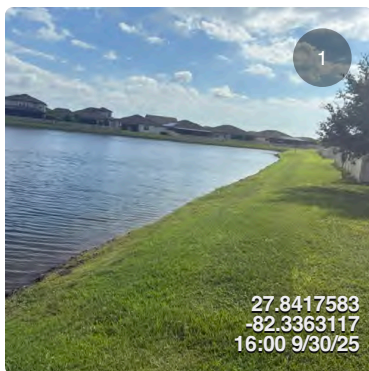


## Pond

Assigned To: Advanced Aquatics And Yellowstone

Landscaping well maintained

Pick up trash throughout all ponds





**Pocket Park Cakebread Ln**

Assigned To: Yellowstone

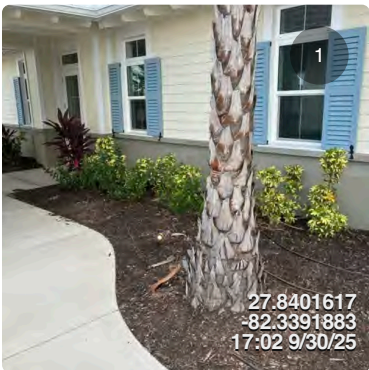
Well maintained



**Club House**

Assigned To: Yellowstone

Well maintained

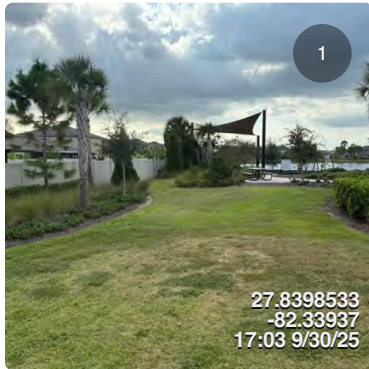


## Park Area

Assigned To: Yellow Stone

Well maintained

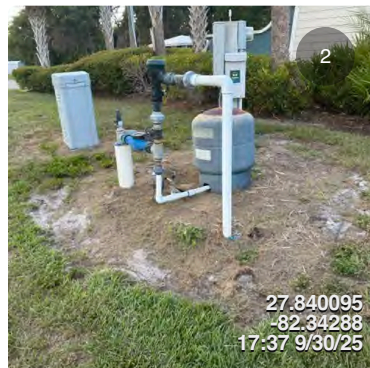
Bench could use a cleaning



## Field Blend Court Entrance

Assigned To: Yellowstone

Well maintained

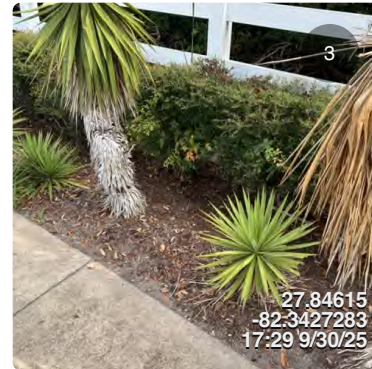


## Cone Grove Rd

Assigned To: Yellowstone

Detail work needs to be hit

Pull dead debris







## VENTANA CDD

Field Inspection Report - October - Yellowstone

Wednesday, October 29, 2025

Prepared For Board of Supervisors

13 Items Identified

Nathaniel Montagna

Division Manager - Maintenance solutions



## Item 1 - SYMMES RD ENTRANCE

Assigned To: Yellowstone

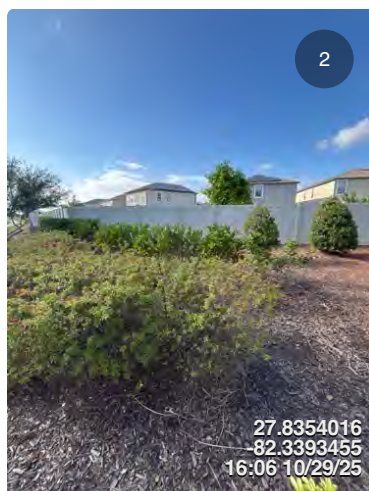
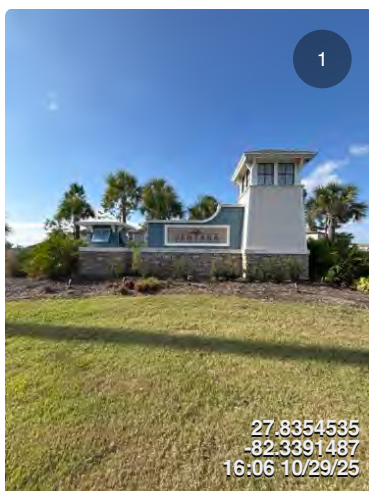
- 1). Entrance sign is clean.
- 2). Remove weeds and trash during next visit.
- 3). Cut tree suckers



## Item 2 - SYMMES ROAD ENTRANCE

Assigned To: Yellowstone

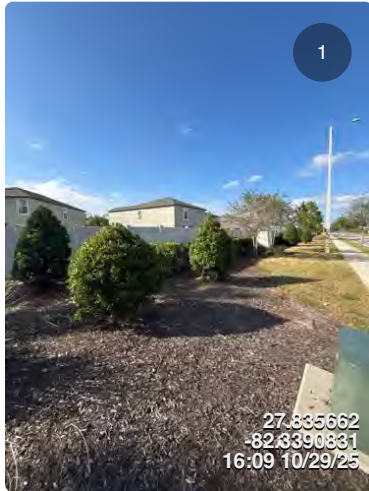
- 1). Community signage is clean.
- 2). Landscape is detailed.
- 3). Check for irrigation leak in sod - pooling water



### Item 3 - VENTANA GROVE BLVD

Assigned To: Yellowstone

- 1). Exit lane beds are detailed.
- 2). Median plants - prune dead limbs.
- 3). Entrance lane beds are detailed.

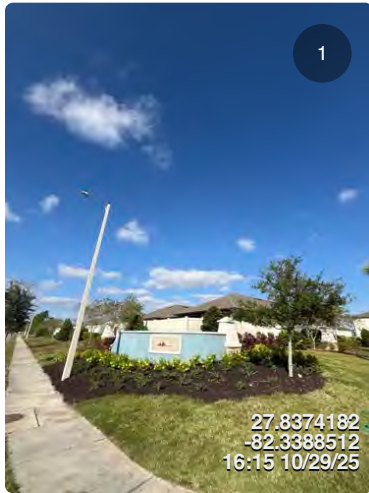




## Item 4 - BERRYESSA AVE

Assigned To: Yellowstone

Signage bed install looks vibrant. Check for irrigation breaks NW & SW beds marked with arrows.



Item 5 - CAKEBREAD LANE

Assigned To: Yellowstone

Entrance beds look vibrant. Some plants are struggling, replace if warranted.





## Item 6 - GREEN HARVEST DR.

Assigned To: Yellowstone

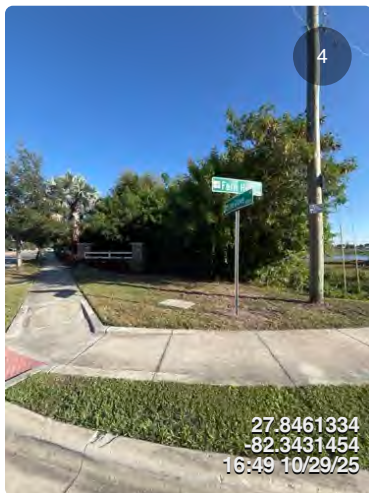
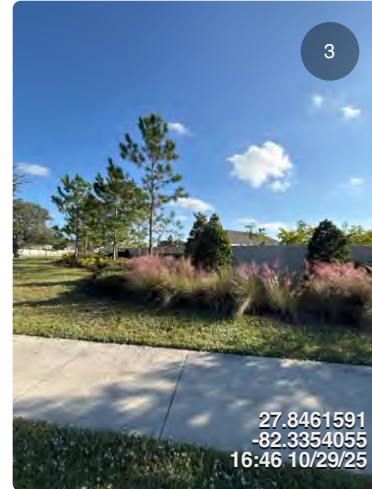
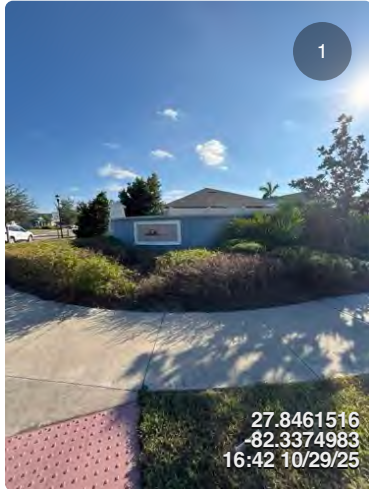
Buffer cut backs have started. Continue around the corner and cut back overgrowth along brick wall. Maintain moving forward.



## Item 7 - CONE GROVE ROAD

Assigned To: Yellowstone

- 1). Provide fertility schedule for bougainvillea plants.
- 3). Ventana Groves bed is detailed.
- 4). Fern Hill Dr. corner is maintained.
- 5). Tree bubbler damaged.

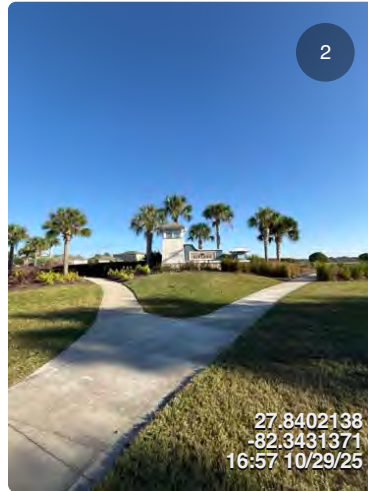
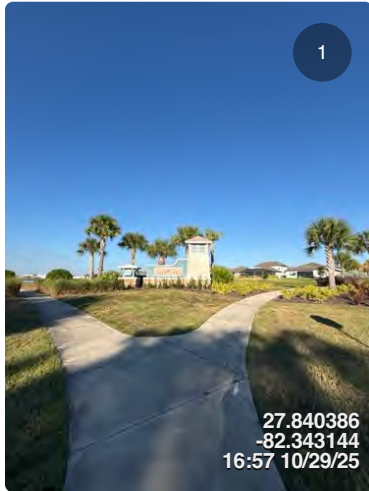




## Item 8 - FIELD BLEND CT ENTRANCE

Assigned To: Yellowstone

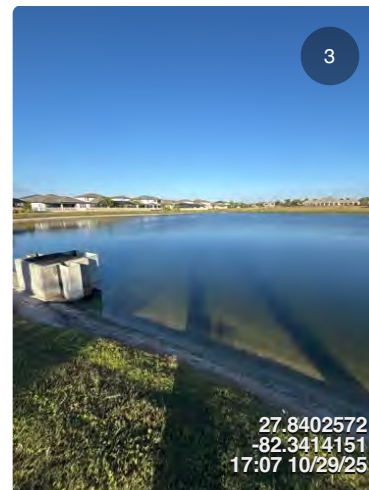
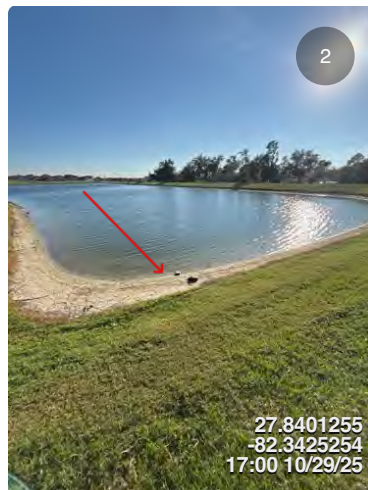
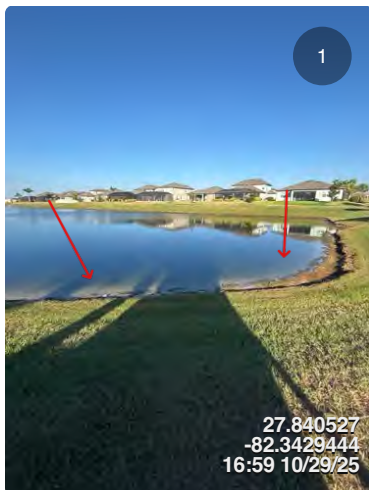
Entrance community signage beds are maintained.



## Item 9 - PONDS 1/2/4

Assigned To: Advanced Aquatics

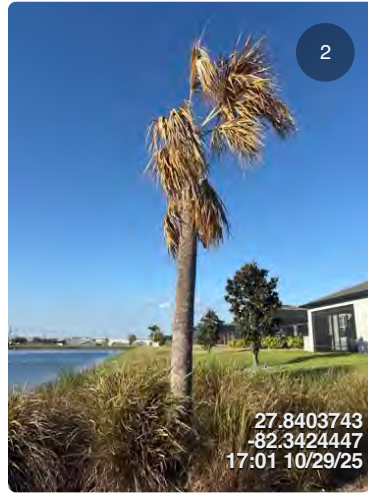
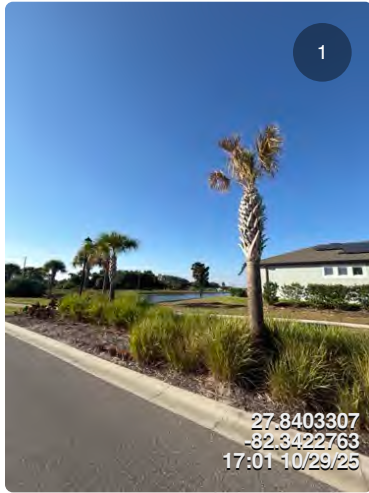
- 1). Pond 1 - is clear but some trash has collected on the water's edge.
- 2). Pond 2 - is clear but some trash has collected on the water's edge.
- 3). Pond 4 - is clear, no trash observed.
- 4). Send treatment dates and service reports.



## Item 10 - FIELD BLEND COURT

Assigned To: Yellowstone

Investigate Palm disease and send estimate to flush cut.



## Item 11 - CLUBHOUSE LANDSCAPE

Assigned To: Yellowstone

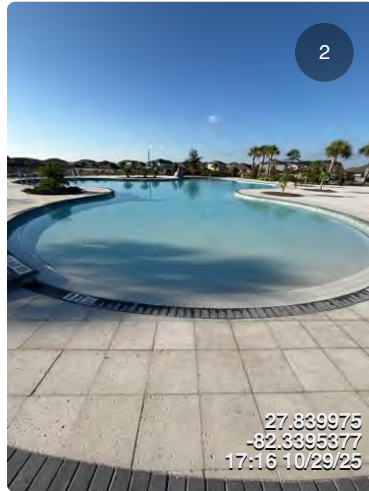
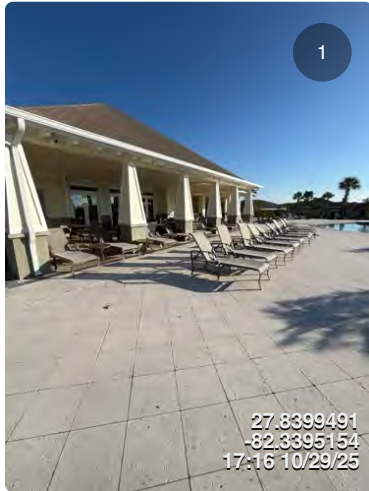
- 1). Entrance to clubhouse door has been damaged.
- 2). Entrance landscape is maintained.



## Item 12 - VENTANA POOL

Assigned To: District Manager

- 1). Pool furniture is clean and intact.
- 2). Pool is clear and blue.
- 3). ADA chair below preferred charge - recharge is required.

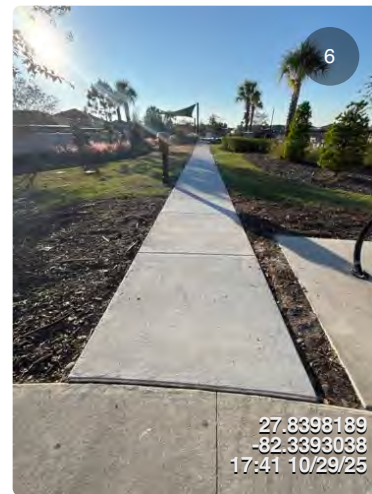
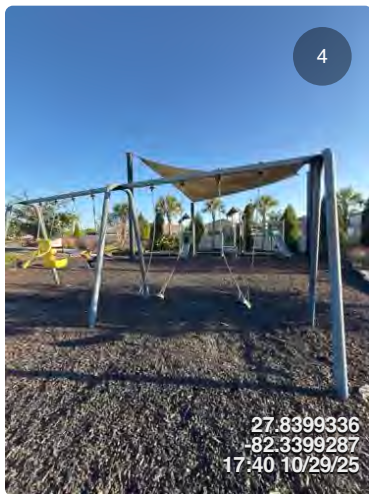
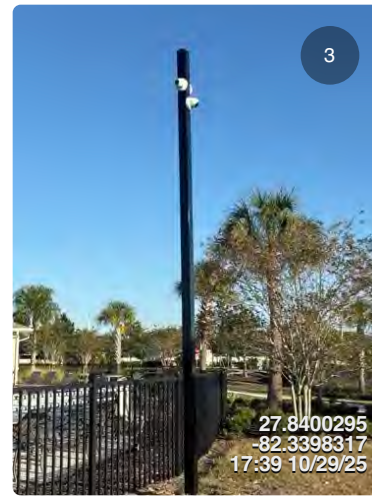
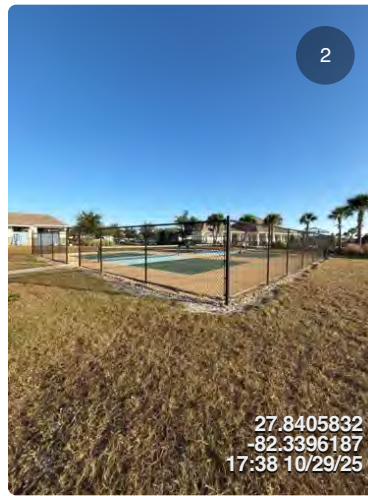




## Item 13 - AMENITIES

Assigned To: District Manager

- 1). Mailboxes are clean.
- 2). Pickle board court is clean.
- 3). Security cameras installed 10/29/25.
- 4). Playground equipment swings operational.
- 5). Slide is intact.
- 6). New walkway to playground installed.





## Enclave

Field report

Wednesday, October 1, 2025

Board Of Supervisors Board Of Directors

4 Items Identified

Nathaniel Montagna

Inframark

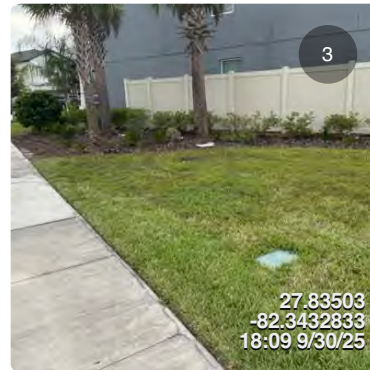
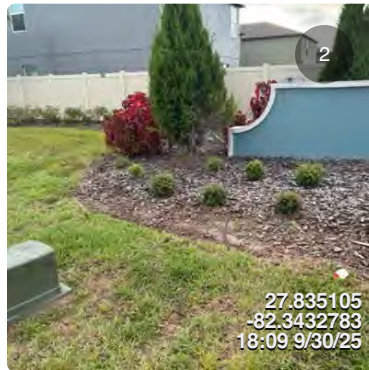
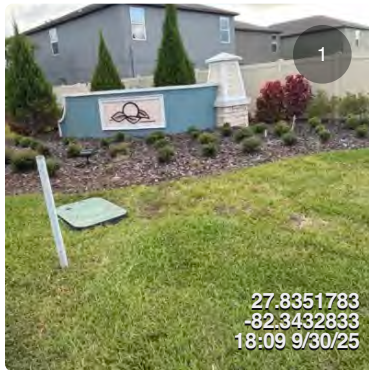


## Entrance

Assigned To: Yellowstone

Still trash behind monument sign

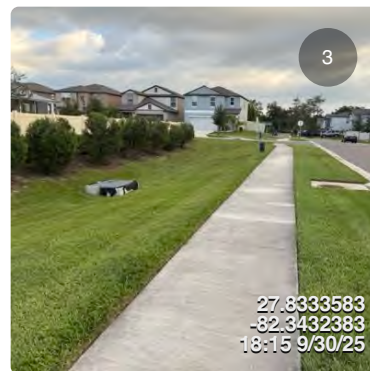
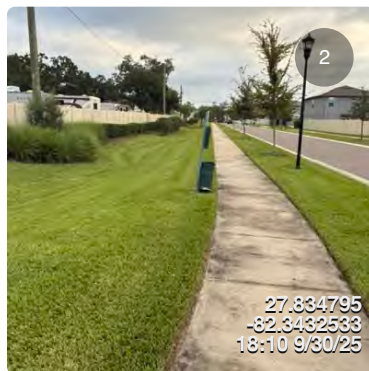
Well maintained



## FernHill Dr

Assigned To: Yellowstone

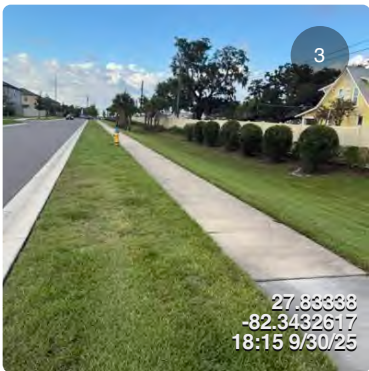
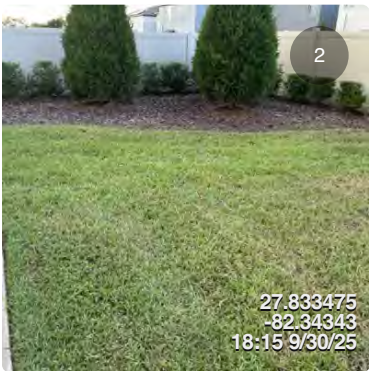
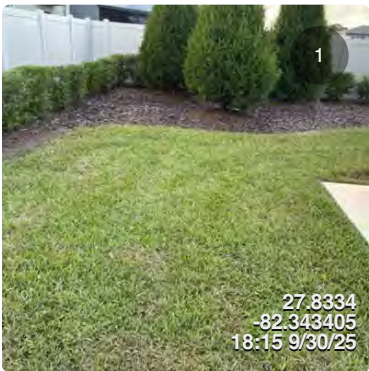
Well maintained



**Mailbox Area**

Assigned To: Yellowstone

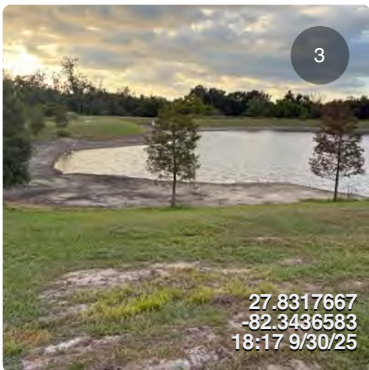
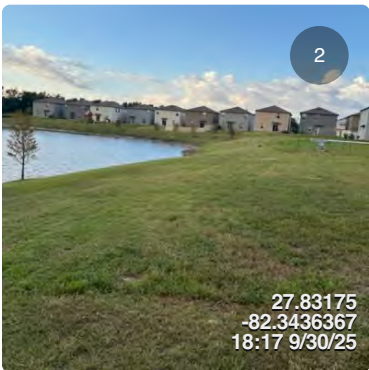
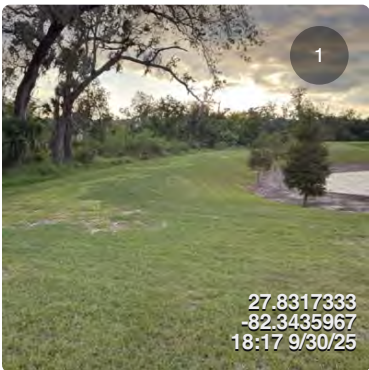
Well maintained



**Pond/ Pump station**

Assigned To: Yellowstone And Advanced Aquatics

Well maintained





## ENCLAVE at VENTANA

Field Inspection Report - October - Yellowstone

Wednesday, October 29, 2025

Prepared For Board of Supervisors

4 Items Identified

Nathaniel Montagna

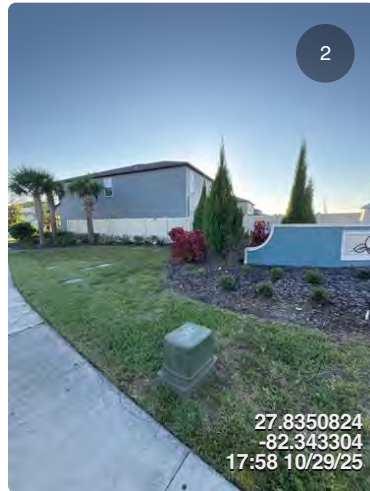
Division manger- maintenance solutions



## Item 1 - ENCLAVE ENTRANCE

Assigned To: Yellowstone

Entrance beds are maintained. Community signage is clean.



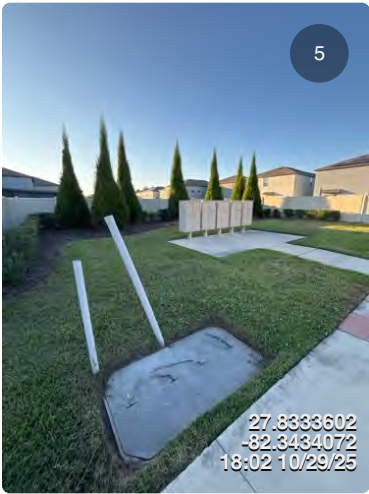
Item 2 - FERN HILL DR. ENCLAVE

Assigned To: Yellowstone

Landscape is detailed.

Edging is good.

Mailboxes are clean.





### Item 3 - DOG STATIONS

Bag supplies are low, containers 3/4 full.



### Item 4 - POND 10 - FERN HILL DR.

Assigned To: Yellowstone

Weed eat to high water mark.

Weed eat tree rings around pond.



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>Heather Jackson</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 12<sup>TH</sup> DAY OF NOVEMBER 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 12<sup>th</sup> DAY OF NOVEMBER 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

# Table of Contents

Meet Our Owner	3
Our Team	4
Licensing & Training	5
Equipment & Technology	6
Proposed Cost for Services	7
Contact Us	8
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



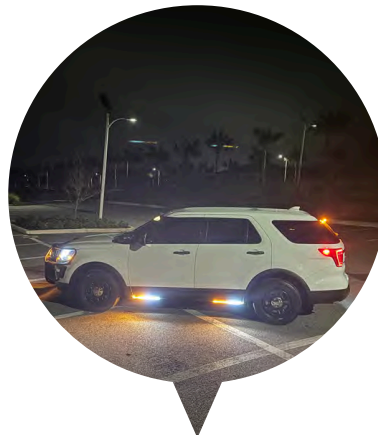
## Patrol Scooters

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](mailto: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



**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](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto: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\*\*

Powered By [TintWiz](#)



[View Cart](#)

## 1. Shipping Information

### DEFAULT ADDRESS

**Juan Carlos Reyes,**

10906 Sage Canyon Dr  
RIVERVIEW, FLORIDA, 33578  
(717) 465-2438

  
[Add New Address](#)

## 2. Shipping Method

☒ Standard Shipping

Standard shipping methods apply to shipping time

☐ Freight Carrier

[Click here to use your own carrier](#)

### Your Order Summary

Item Total (1) \$699.00

**Subtotal \$699.00**

**Shipping \$179.95**

**Additional Charges** 

Liftgate delivery (no dock) \$63.00

**Total Before Tax \$941.95**

**Estimated Tax \$52.43**

**Total \$994.38**

By placing your order, you

Globalindustrial.com [Terms and Conditions](#)





# 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**

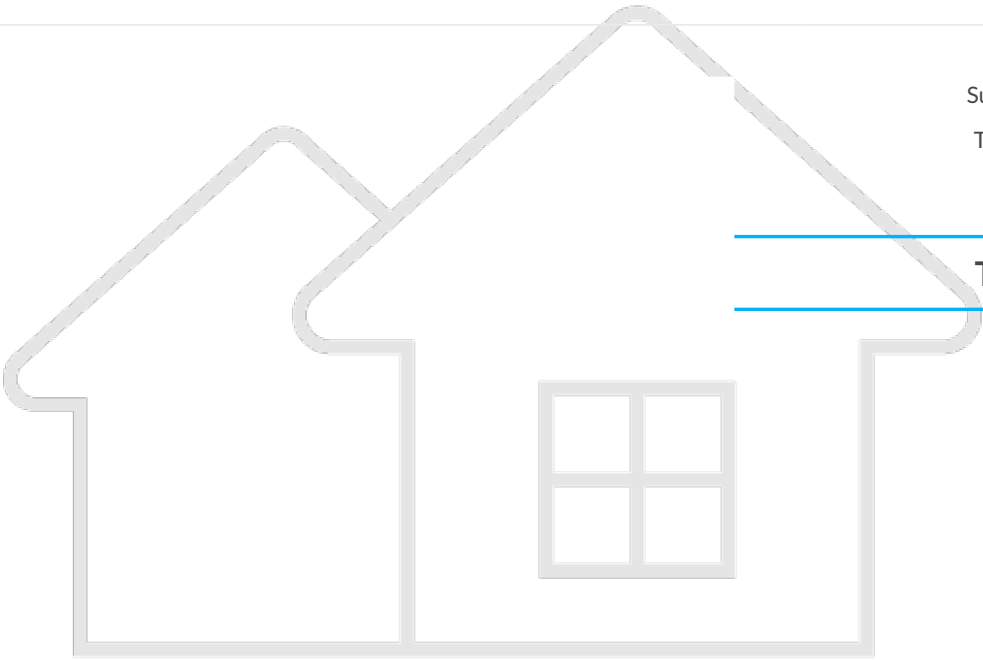
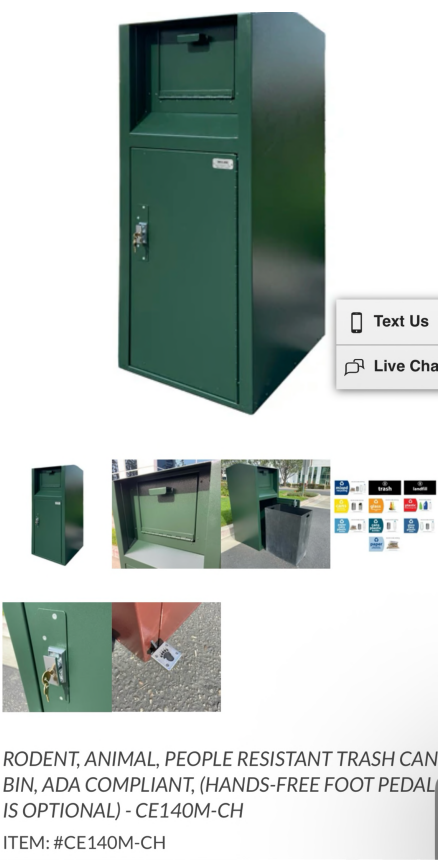


Photo 1





# 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**

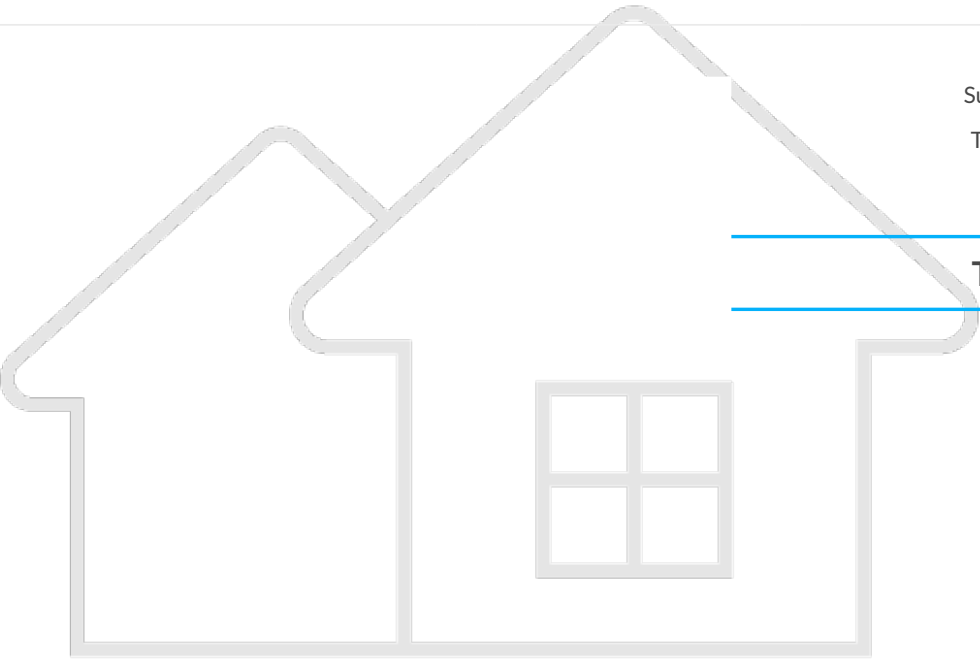


Photo 1

**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
<b>Total</b>	<b>Labor and Materials</b>			<b>\$650.00</b>

**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](mailto:nmontagna@Inframark.com)

By: Nathaniel Montagna

By: \_\_\_\_\_

Date: 09/23/25

Date: \_\_\_\_\_

**Inframark**

**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

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

## BILLING INFORMATION

<b>11101 Ventana Groves Blvd</b>	<b>Riverview</b>	<b>FL</b>	<b>33578</b>
Billing Address	City	State	Zip
<b>Sam Bakkar</b>			
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?

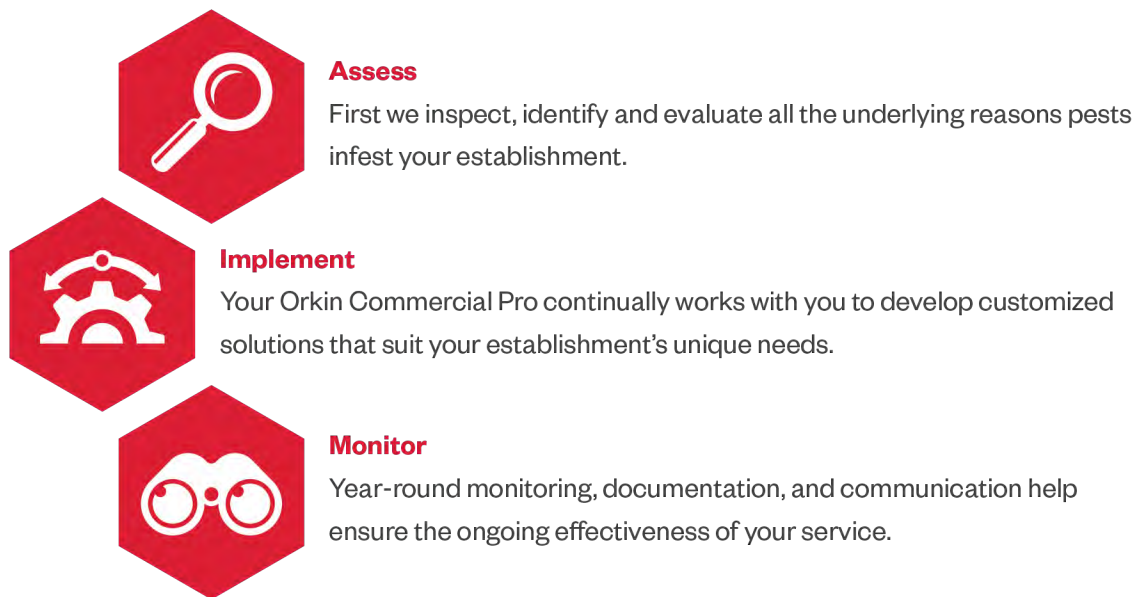
Our Commercial Pros have extensive experience and receive world-class training so they understand the unique challenges you face.

- ◆ **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.<sup>^</sup>

\* 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.

<sup>^</sup> 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 .....	<b>\$130.00</b>
Per Service Visit .....	<b>\$99.00</b>

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

**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

ESTIMATE

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

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



**Bill to**  
VENTANA CDD  
11101 Ventana Groves blvd  
Riverview  
FL  
33578

**Ship to**  
VENTANA CDD  
11101 Ventana Groves blvd  
Riverview  
FL  
33578

**Estimate details**  
Estimate no.: 1414  
Estimate date: 10/29/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Attic hole repair	Provide labor and materials to repair a small hole in the clubhouse attic. Scope of work includes assessing the extent of the damage, removing any loose or deteriorated material, patching the hole with matching materials, and restoring the area to its original condition to prevent future issues	1	\$250.00	\$250.00
Total						\$250.00

Accepted date10/29/2025

Accepted by

Signed by:  
Juan Carlos Reyes  
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