

***VENTANA COMMUNITY
DEVELOPMENT DISTRICT***

**DECEMBER 10, 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, December 10, 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 Minutes of November 12, 2025, Regular MeetingPage 3
 - B. Review of Expenditure Reports for FY 2025Page 8
 - C. Ratification of Yellowstone Proposals for Irrigation Repairs #634741, 634762, 634770, 634775, 634779, 634785, 364787, 634792.....Page 23
5. **Staff Report**
 - A. Advanced Aquatics Waterway/Ponds Inspection Report Page 31
 - i. Inflow Pipe Repair Proposal for Ponds #3 and #10..... Page 39
 - B. Field Inspection Report..... Page 41
 - i. Ventana CDD Field Inspection Report
 - ii. Enclave at Ventana Field Inspection Report Landscape Report
 - C. Irrigation Report
 - D. District Engineer
 - E. District Counsel
 - F. District Manager
 - G. Onsite Manager
6. **Business Items**
 - A. Consideration of Clubhouse Doors & Window Tinting Page 49
 - B. Consideration of Wildlife-Proof Trash Bins..... Page 53
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, January 14, 2026, at 6:00 p.m.

**MINUTES OF MEETING
VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Ventana Community Development District were held on Wednesday, November 12, 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
Gregory Creel	Assistant Secretary
Marth Rockovich	Assistant Secretary (<i>via conference call</i>)

Also present in person, via TEAMs, and/or via conference call:

Jennifer Goldyn	District Manager, Inframark
Heather Jackson	District Manager, Inframark
Whitney Sousa	District Counsel
Robert Dvorack	District Engineer (<i>via conference call</i>)
Nathaniel Montagna	Field Manager, Inframark
Howard Neal	Field Inspector Coordinator (<i>via conference call</i>)
Representative	Yellowstone
Ashley	LRI
Several Residents	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

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

Ms. Goldyn 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 **Audience Comment**

Ashley, representative of LRI, briefly stated the cabanas that have been delivered today and will be installed soon. She will get back to the Board with a date.

FOURTH ORDER OF BUSINESS **Business Administration**
A. Consideration of Resolution 2026-04; Adopting FY 2025 Amended Budget

On MOTION, Mr. Reyes, seconded by Ms. Garcia, with all in favor, the Resolution 2026-04; Adopting FY 2025 Amended Budget was adopted as presented. 5-0
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B. Consideration of Minutes of September 17, 2025, Regular Meeting

On MOTION by Mr. Reyes, seconded by Ms. Garcia, with all in favor, the regular meeting minute from September 17, 2025, was approved as presented. 5-0

C. Consideration of Operation and Maintenance Expenditures August & September 2025

On MOTION by Mr. Reyes, seconded by Mr. Jones, with all in favor, the Operation and Maintenance Expenditures August & September 2025, were approved as presented. 5-0

FIFTH ORDER OF BUSINESS**Staff Reports****A. Advanced Aquatics Waterway/Ponds Inspection Report**

An update was provided to the Board.

- Pond 3 shows possible signs of erosion. Advanced Aquatics will provide a proposal.
- Pond 10 has minor repairs on the opposite side that was already repaired. Advanced and Finn outdoors to provide proposals.

B. Field Inspection Report**i. Ventana CDD Field Inspection Report****ii. Enclave at Ventana Field Inspection Report**

Mr. Montagna presented and discussed field reports to the Board.

C. Irrigation Report

The Yellowstone representative discussed sending maps to the entire Board. A discussion ensued regarding Yellowstone proposals.

On MOTION, Mr. Reyes, seconded by Ms. Garcia, with all in favor, the proposal by *Yellowstone* #497864 for \$35,662.50, #576418 for \$25,600.00, and the Board agreed to take \$18,000 from Cap expenditure to cover over Budget expense, were approved as discussed. 5-0

D. District Engineer**i. Update on Ponds 8**

A discussion ensued regarding Pond 8 water is now low enough to proceed with repairs.

On MOTION, Mr. Reyes, seconded by Ms. Garcia, with all in favor, the proposal by *Finn Outdoor* proposal #2405 in the amount of \$10,800.00 and District counsel recommend an agreement to be executed, was approved as discussed. 5-0

E. District Counsel**i. Discussion Regarding Open Carry**

A discussion ensued regarding open carry.

F. District Manager

Ms. Golydn informed the Board that Kristee Cole with Inframark will be responsible for handling all records requests. She also explained that Mason Leon will be onsite for the next 60 days, Monday through Friday, from 10:00 AM to 2:00 PM.

G. Onsite Manager

There is currently not an onsite manager.

SIXTH ORDER OF BUSINESS**Business Items****A. Consideration of Resolution 2026-01; Re-designation of Officers**

On MOTION, Mr. Jones, seconded by Mr. Reyes, with all in favor, the Resolution 2026-01; Re-designation of Officers, was adopted as presented. 5-0

B. Consideration of Resolution 2026-02; Goals, Objectives, Performance Measures and Standards FY2026

On MOTION, Mr. Reyes, seconded by Mr. Jones, with all in favor, the Resolution 2026-02; Goals, Objectives, Performance Measures and Standards FY2026, was adopted as presented. 5-0

C. Consideration of Security/Pool Attendant Proposals

The District Counsel will prepare contract and send for execution.

On MOTION, Mr. Reyes, seconded by Mr. Jones, with all in favor, authorized District Counsel to prepare contract and send for execution, was approved as discussed. 5-0

D. Consideration of Ditch Clean-out Proposals

The Board discussed the cost differences between Advanced Aquatics and Finn Outdoor and approved moving forward with the proposal from Advanced Aquatics.

On MOTION, Mr. Reyes, seconded by Mr. Jones, with all in favor, moving forward with Advanced Aquatics proposal, was approved as discussed. 5-0

E. Consideration of Clubhouse Doors & Window Tinting

Tabled for the next meeting.

F. Consideration of Wildlife-Proof Trash Bins

Tabled for the next meeting.

G. Consideration of Pest Control Proposal

The Board discussed the Orkin Pest Control proposal.

On MOTION, Ms. Garcia, seconded by Mr. Creel, with all in favor, the proposal by Orkin Pest Control, was approved as discussed and District Counsel will prepare the contract for execution. 5-0

H. Ratification of the Goals, Objectives, Performance Measures and Standards FY2025

On MOTION, Ms. Garcia, seconded by Mr. Jones, with all in favor, the Goals, Objectives, Performance Measures and Standards FY2025, was ratified as discussed. 5-0

I. Ratification of LRI Restorations Attic Hole Repair Proposal # 1414

On MOTION, Mr. Jones, seconded by Mr. Creel, with all in favor, the LRI Restorations Attic Hole Repair Proposal # 1414, was ratified as discussed. 5-0

J. Discussion on Fobs and Onboarding with Complete IT

The Board discussed the fobs and onboarding process with Complete I.T.

The Board agreed that only two physical key cards will be permitted per household, with the option of unlimited digital key cards at a cost of \$25.00 each.

On MOTION, Mr. Jones, seconded by Mr. Creel, with all in favor, authorize the Chairperson to set the onboarding date with Complete I.T., was approved as discussed. 5-0

K. Discussion of Hours/Days for New Onsite Manager

A discussion ensued.

On MOTION, Mr. Jones, seconded by Mr. Creel, with all in favor, agreed that the Onsite Manager will be on site five days a week, from 10:00 AM to 2:00 PM., was approved as discussed. 5-0

L. Discussion of Clubhouse Rental Space from Bull Frog Creek CDD

A discussion ensued.

SEVENTH ORDER OF BUSINESS**Supervisors' Requests or Comments**

A discussion ensued.

- Mr. Reyes called for Special Meeting requesting to review financials and operations for switching District Management. The meeting is agreed to be held on December 3rd, 2025, at 6:00 pm.
- Ms. Garcia requested financials for GL audit of all coding.

EIGHTH ORDER OF BUSINESS**Audience Comments**

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. Creel, seconded by Mr. Reyes, with all in favor, the meeting was adjourned at 10:08 P.M. 5-0

Heather Jackson
District Manager

Chairperson

Fund Filter	001..999
GL Account	500000..599999
Org Unit	50000..59999
Begin Date	10/1/2024
End Date	9/30/2025
Budget Name:	2025BUD
Fiscal Year Start Date	10/01/24
Include variance totals	NO
Hide zero balances	YES

Ventana Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2024 to Sep 30, 2025

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
DEPARTMENT NAME: LEGISLATIVE						
Account Name: Supervisor Fees						
12/12/24	511100-51101-5000	JJ 121124	VENDOR	JAMES JONES -EFT	BOARD MEETING 12/11/24	200.00
12/12/24	511100-51101-5000	GC 121124	VENDOR	GREGORY LOUIS CREEL	SUPV FEE	200.00
12/19/24	511100-51101-5000	JJ 111924	VENDOR	JAMES JONES -EFT	SUPERVISOR FEE	200.00
12/31/24	511100-51101-5000	JE000700			R/C Supervisor Fees	2,200.00
01/09/25	511100-51101-5000	JJ 010825	VENDOR	JAMES JONES -EFT	SUPERVISOR FEES	200.00
01/17/25	511100-51101-5000	JJ 011625	VENDOR	JAMES JONES -EFT	Supervisor fee	200.00
02/13/25	511100-51101-5000	KT 021225	VENDOR	KELLY TIMMER - SUPERVISOR	Supv fee	200.00
02/13/25	511100-51101-5000	GC 021225	VENDOR	GREGORY LOUIS CREEL	Supv fee	200.00
02/13/25	511100-51101-5000	JJ 021225	VENDOR	JAMES JONES -EFT	Supv fee	200.00
03/13/25	511100-51101-5000	GC 031225	VENDOR	GREGORY LOUIS CREEL	BOARD 3/12/25	200.00
03/13/25	511100-51101-5000	JJ 031225 EFT	VENDOR	JAMES JONES -EFT	BOARD 3/12/25	200.00
04/09/25	511100-51101-5000	JJ 040925	VENDOR	JAMES JONES -EFT	BOARD 4/9/25	200.00
04/09/25	511100-51101-5000	MR 040925	VENDOR	MARTHA M ROCKOVICH	BOARD 4/9/25	200.00
05/14/25	511100-51101-5000	KG-051425	VENDOR	KELLY GARCIA	BOARD 5/14/25	200.00
05/14/25	511100-51101-5000	GC-051425	VENDOR	GREGORY LOUIS CREEL	BOARD 5/14/25	200.00
05/14/25	511100-51101-5000	JC-051425	VENDOR	JUAN CARLOS REYES	BOARD 5/14/25	200.00
05/14/25	511100-51101-5000	JJ-051425-EFT	VENDOR	JAMES JONES -EFT	BOARD 5/14/25	200.00
05/14/25	511100-51101-5000	MR-051425	VENDOR	MARTHA M ROCKOVICH	BOARD 5/14/25	200.00
06/11/25	511100-51101-5000	GC-061125	VENDOR	GREGORY LOUIS CREEL	BOARD 6/11/25	200.00
06/11/25	511100-51101-5000	JJ-061125-EFT	VENDOR	JAMES JONES -EFT	BOARD 6/11/25	200.00
06/11/25	511100-51101-5000	MR-061125	VENDOR	MARTHA M ROCKOVICH	BOARD 6/11/25	200.00
06/11/25	511100-51101-5000	JR-061125	VENDOR	JUAN CARLOS REYES	BOARD 6/11/25	200.00
07/16/25	511100-51101-5000	KG-071625	VENDOR	KELLY GARCIA	BOARD 7/16/25	200.00
07/16/25	511100-51101-5000	JJ-071625-EFT	VENDOR	JAMES JONES -EFT	BOARD 7/16/25	200.00
07/16/25	511100-51101-5000	MR-071625	VENDOR	MARTHA M ROCKOVICH	BOARD 7/16/25	200.00
07/16/25	511100-51101-5000	GC-071625	VENDOR	GREGORY LOUIS CREEL	BOARD 7/16/25	200.00
07/16/25	511100-51101-5000	JR-071625	VENDOR	JUAN CARLOS REYES	BOARD 7/16/25	200.00
08/20/25	511100-51101-5000	MR-082025	VENDOR	MARTHA M ROCKOVICH	BOARD 8/20/25	200.00
08/20/25	511100-51101-5000	GC-082025	VENDOR	GREGORY LOUIS CREEL	BOARD 8/20/25	200.00
08/20/25	511100-51101-5000	JJ-082025-EFT	VENDOR	JAMES JONES -EFT	BOARD 8/20/25	200.00
08/20/25	511100-51101-5000	KG-082025	VENDOR	KELLY GARCIA	BOARD 8/20/25	200.00
08/20/25	511100-51101-5000	JR-082025	VENDOR	JUAN CARLOS REYES	BOARD 8/20/25	200.00
08/31/25	511100-51101-5000	JJ 121124	VENDOR	JAMES JONES -EFT	Credit Memo 000026	(200.00)
08/31/25	511100-51101-5000	JJ 111924	VENDOR	JAMES JONES -EFT	Credit Memo 000027	(200.00)
08/31/25	511100-51101-5000	JJ 010825	VENDOR	JAMES JONES -EFT	Credit Memo 000028	(200.00)
08/31/25	511100-51101-5000	JJ 011625	VENDOR	JAMES JONES -EFT	Credit Memo 000029	(200.00)
08/31/25	511100-51101-5000	JJ 021225	VENDOR	JAMES JONES -EFT	Credit Memo 000030	(200.00)
08/31/25	511100-51101-5000	JJ 031225 EFT	VENDOR	JAMES JONES -EFT	Credit Memo 000032	(200.00)
08/31/25	511100-51101-5000	JJ 040925	VENDOR	JAMES JONES -EFT	Credit Memo 000034	(200.00)
08/31/25	511100-51101-5000	JJ-051425-EFT	VENDOR	JAMES JONES -EFT	Credit Memo 000037	(200.00)
08/31/25	511100-51101-5000	JJ-061125-EFT	VENDOR	JAMES JONES -EFT	Credit Memo 000038	(200.00)
09/17/25	511100-51101-5000	JR-091725	VENDOR	JUAN CARLOS REYES	BOARD 9/17/25	200.00
09/17/25	511100-51101-5000	GC-091725	VENDOR	GREGORY LOUIS CREEL	BOARD 9/17/25	200.00
09/17/25	511100-51101-5000	MR-091725	VENDOR	MARTHA M ROCKOVICH	BOARD 9/17/25	200.00
09/17/25	511100-51101-5000	JJ-091725-EFT	VENDOR	JAMES JONES -EFT	BOARD 9/17/25	200.00
09/17/25	511100-51101-5000	KG-091725	VENDOR	KELLY GARCIA	BOARD 9/17/25	200.00
09/30/25	511100-51101-5000	JE000972			R/C Supervisor Fees	(200.00)
09/30/25	511100-51101-5000	JE000974			R/C Supervisor Fees	2,800.00
YTD Total						10,200.00
Annual Budget						\$13,000.00
Amount Remaining / (Budget overage)						\$2,800.00
% of Budget						78.5%
Legislative Department Total:						\$10,200.00

DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE

Account Name: Trustee Fees						
10/01/24	531045-51301-5000	JE000827			Reclass Prepaid Trustee Fees from FY2023	5,149.55
04/28/25	531045-51301-5000	7727584	VENDOR	US BANK	series bond 2018 April 2025	4,256.13
08/08/25	531045-51301-5000	7833037	VENDOR	US BANK	August 25 Trustee fees	4,040.63
YTD Total						13,446.31
Annual Budget						\$8,400.00
Amount Remaining / (Budget overage)						(\$5,046.31)
% of Budget						160.1%

Account Name: Disclosure Report						
10/01/24	531142-51301-5000	JE000825			Reverse Audit JE#1- to Decrease over billed Invoices in FY24	1,400.00
10/23/24	531142-51301-5000	135952	VENDOR	INFRAMARK LLC	DISTRICT INVOICE	700.00
11/05/24	531142-51301-5000	136680	VENDOR	INFRAMARK LLC	DISTRICT INVOICE	700.00
12/03/24	531142-51301-5000	138996	VENDOR	INFRAMARK LLC	DEC MGMT FEES	700.00
01/03/25	531142-51301-5000	141016	VENDOR	INFRAMARK LLC	JAN 2025 MGMTN FEES	700.00
02/01/25	531142-51301-5000	142781	VENDOR	INFRAMARK LLC	FEB 2025 MGMTN SVCS	700.00
03/03/25	531142-51301-5000	144877	VENDOR	INFRAMARK LLC	monthly contract March 2025	700.00
03/24/25	531142-51301-5000	JE000766			Disclosure Report	(1,400.00)
04/01/25	531142-51301-5000	147047	VENDOR	INFRAMARK LLC	management contract April 2025	700.00
05/13/25	531142-51301-5000	148992	VENDOR	INFRAMARK LLC	management contract May 2025	700.00
05/30/25	531142-51301-5000	150734	VENDOR	INFRAMARK LLC	June 2025 Management Contract	700.00
07/01/25	531142-51301-5000	152938	VENDOR	INFRAMARK LLC	July 25 Inframark contract	700.00
08/05/25	531142-51301-5000	155229	VENDOR	INFRAMARK LLC	August 25 Inframark	700.00
09/05/25	531142-51301-5000	158086	VENDOR	INFRAMARK LLC	September Management Dues	700.00

Ventana Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2024 to Sep 30, 2025

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
						YTD Total 8,400.00
						Annual Budget \$8,400.00
						Amount Remaining / (Budget overage) \$0.00
						% of Budget 100.0%
Account Name: District Engineer						
11/06/24	531147-51301-5000	1677	VENDOR	BRLETIC DVORAK, INC	PROJECT MANAGER	1,460.00
12/04/24	531147-51301-5000	1716	VENDOR	BRLETIC DVORAK, INC	ENGG SVCS THRU NOV 2024	700.00
01/06/25	531147-51301-5000	1776	VENDOR	BRLETIC DVORAK, INC	PROF SVCS THRU DEC 2024	3,495.00
02/07/25	531147-51301-5000	1792	VENDOR	BRLETIC DVORAK, INC	engineering services	3,150.00
03/07/25	531147-51301-5000	1829	VENDOR	BRLETIC DVORAK, INC	Engineer services Feb 2025	1,560.00
03/31/25	531147-51301-5000	JE000784			R/C District Engineer	800.00
04/03/25	531147-51301-5000	1869	VENDOR	BRLETIC DVORAK, INC	engineer services March 2025	2,190.00
05/05/25	531147-51301-5000	1912	VENDOR	BRLETIC DVORAK, INC	parcel info for Cone Grove Parcel April 2025	2,055.00
05/30/25	531147-51301-5000	1958	VENDOR	BRLETIC DVORAK, INC	May 2025 Engineer Services	630.00
06/30/25	531147-51301-5000	1998	VENDOR	BRLETIC DVORAK, INC	June 25 District Engineer	2,160.00
08/06/25	531147-51301-5000	2041	VENDOR	BRLETIC DVORAK, INC	July 25 BDI	3,915.00
09/05/25	531147-51301-5000	2083	VENDOR	BRLETIC DVORAK, INC	AUGUST 04-AUGUST 25 PROFESSIONAL SERV.	4,275.00
09/30/25	531147-51301-5000	2117	VENDOR	BRLETIC DVORAK, INC	District Engineer 9/8/2025 through 9/30/2025	870.00
						YTD Total 27,260.00
						Annual Budget \$6,000.00
						Amount Remaining / (Budget overage) (\$21,260.00)
						% of Budget 454.3%
Account Name: District Manager						
10/01/24	531150-51301-5000	JE000825			Reverse Audit JE#1- to Decrease over billed Invoices in FY24	7,500.00
10/23/24	531150-51301-5000	135952	VENDOR	INFRAMARK LLC	DISTRICT INVOICE	3,750.00
11/05/24	531150-51301-5000	136680	VENDOR	INFRAMARK LLC	DISTRICT INVOICE	3,750.00
12/03/24	531150-51301-5000	138996	VENDOR	INFRAMARK LLC	DEC MGMT FEES	3,750.00
01/03/25	531150-51301-5000	141016	VENDOR	INFRAMARK LLC	JAN 2025 MGMNT FEES	3,750.00
02/01/25	531150-51301-5000	142781	VENDOR	INFRAMARK LLC	FEB 2025 MGMNT SVCS	3,750.00
03/03/25	531150-51301-5000	144877	VENDOR	INFRAMARK LLC	monthly contract March 2025	3,750.00
03/24/25	531150-51301-5000	JE000766			District Manager	(7,500.00)
04/01/25	531150-51301-5000	147047	VENDOR	INFRAMARK LLC	management contract April 2025	3,750.00
05/13/25	531150-51301-5000	148992	VENDOR	INFRAMARK LLC	management contract May 2025	3,750.00
05/30/25	531150-51301-5000	150734	VENDOR	INFRAMARK LLC	June 2025 Management Contract	3,750.00
07/01/25	531150-51301-5000	152938	VENDOR	INFRAMARK LLC	July 25 Inframark contract	3,750.00
08/05/25	531150-51301-5000	155229	VENDOR	INFRAMARK LLC	August 25 Inframark	3,750.00
09/05/25	531150-51301-5000	158086	VENDOR	INFRAMARK LLC	September Management Dues	3,750.00
						YTD Total 45,000.00
						Annual Budget \$45,000.00
						Amount Remaining / (Budget overage) \$0.00
						% of Budget 100.0%
Account Name: Accounting Services						
10/01/24	532001-51301-5000	JE000825			Reverse Audit JE#1- to Decrease over billed Invoices in FY24	1,125.00
10/23/24	532001-51301-5000	135952	VENDOR	INFRAMARK LLC	DISTRICT INVOICE	1,000.00
11/05/24	532001-51301-5000	136680	VENDOR	INFRAMARK LLC	DISTRICT INVOICE	1,000.00
12/03/24	532001-51301-5000	138996	VENDOR	INFRAMARK LLC	DEC MGMT FEES	1,000.00
01/03/25	532001-51301-5000	141016	VENDOR	INFRAMARK LLC	JAN 2025 MGMNT FEES	1,000.00
02/01/25	532001-51301-5000	142781	VENDOR	INFRAMARK LLC	FEB 2025 MGMNT SVCS	1,000.00
03/03/25	532001-51301-5000	144877	VENDOR	INFRAMARK LLC	monthly contract March 2025	1,000.00
03/24/25	532001-51301-5000	JE000766			Accounting Services	(1,125.00)
04/01/25	532001-51301-5000	147047	VENDOR	INFRAMARK LLC	management contract April 2025	1,000.00
05/13/25	532001-51301-5000	148992	VENDOR	INFRAMARK LLC	management contract May 2025	1,000.00
05/30/25	532001-51301-5000	150734	VENDOR	INFRAMARK LLC	June 2025 Management Contract	1,000.00
07/01/25	532001-51301-5000	152938	VENDOR	INFRAMARK LLC	July 25 Inframark contract	1,000.00
08/05/25	532001-51301-5000	155229	VENDOR	INFRAMARK LLC	August 25 Inframark	1,000.00
09/05/25	532001-51301-5000	158086	VENDOR	INFRAMARK LLC	September Management Dues	1,000.00
						YTD Total 12,000.00
						Annual Budget \$12,000.00
						Amount Remaining / (Budget overage) \$0.00
						% of Budget 100.0%
Account Name: Auditing Services						
04/01/25	532002-51301-5000	S-INV003921	VENDOR	RESERVE ADVISORS	reserve advisors for fy 2025	1,825.00
04/30/25	532002-51301-5000	JE000828			Reclass Audit Services Accrued	(100.00)
04/30/25	532002-51301-5000	JE000828			Reclass Audit Services Accrued	100.00
05/01/25	532002-51301-5000	27567	VENDOR	GRAU AND ASSOCIATES	audit FYE 2024	3,500.00
06/02/25	532002-51301-5000	27789	VENDOR	GRAU AND ASSOCIATES	FYE 2024 Audit	3,400.00
						YTD Total 8,725.00
						Annual Budget \$6,900.00
						Amount Remaining / (Budget overage) (\$1,825.00)
						% of Budget 126.4%
Account Name: Postage, Phone, Faxes, Copies						
10/22/24	541024-51301-5000	135714	VENDOR	INFRAMARK LLC	DISTRICT INVOICE	0.69
11/14/24	541024-51301-5000	137514	VENDOR	INFRAMARK LLC	DISTRICT INVOICE	9.64
12/20/24	541024-51301-5000	139918	VENDOR	INFRAMARK LLC	POSTAGE	2.07
06/18/25	541024-51301-5000	151884	VENDOR	INFRAMARK LLC	June 25 Inframark other -grills etc postage	0.69
07/02/25	541024-51301-5000	IN7103973218	VENDOR	GoTo TECHNOLOGIES USA LLC	JULY 25 GOTO phone	56.46
07/31/25	541024-51301-5000	JE000924			R/C Postage, Phone, Faxes, Copies	7.61
08/02/25	541024-51301-5000	IN7104107218	VENDOR	GoTo TECHNOLOGIES USA LLC	August 25 GOTO phone	56.46
08/28/25	541024-51301-5000	157223	VENDOR	INFRAMARK LLC	GOTOCOM- POSTAGE	22.34
09/24/25	541024-51301-5000	159328	VENDOR	INFRAMARK LLC	Postage	3.70
						YTD Total 159.66
						Annual Budget \$3,500.00

Ventana Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2024 to Sep 30, 2025
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
						Amount Remaining / (Budget overage)
						\$3,340.34
						% of Budget
						4.6%
Account Name: Public Officials Insurance						
11/01/24	545008-51301-5000	PREMIUM	VENDOR	EGIS INSURANCE	INSURANCE	44,083.00
11/01/24	545008-51301-5000	PREMIUM	VENDOR	EGIS INSURANCE	Credit Memo 000016	(44,083.00)
11/01/24	545008-51301-5000	PREMIUM-A	VENDOR	EGIS INSURANCE	INSURANCE	7,612.44
12/31/24	545008-51301-5000	JE000703			R/C Public Officials Insurance	(7,612.44)
01/31/25	545008-51301-5000	JE000730			Bank recon Adj Egis insurance	3,939.00
02/01/25	545008-51301-5000	JE000731			Rev Bank recon Adj Egis insurance	(3,939.00)
08/31/25	545008-51301-5000	JE000946			Clear outstanding Journal	3,939.00
						YTD Total
						3,939.00
						Annual Budget
						\$0.00
						Amount Remaining / (Budget overage)
						(\$3,939.00)
						% of Budget
						n/a
Account Name: Legal Advertising						
10/24/24	548002-51301-5000	99212 102324	VENDOR	TAMPA BAY TIMES	LEGAL AD	939.00
01/20/25	548002-51301-5000	19298-011925	VENDOR	TAMPA BAY TIMES	LEGAL AD	321.00
02/12/25	548002-51301-5000	23282-020925	VENDOR	TAMPA BAY TIMES	legal advertisement	343.00
03/03/25	548002-51301-5000	26481-030225	VENDOR	TAMPA BAY TIMES	advertisement of legal meeting 3/2/25	717.00
07/23/25	548002-51301-5000	43685-071625	VENDOR	TAMPA BAY TIMES	July 25 Legal advertising	801.00
09/24/25	548002-51301-5000	56804-092425	VENDOR	TAMPA BAY TIMES	Meeting Schedule AD	503.50
						YTD Total
						3,624.50
						Annual Budget
						\$200.00
						Amount Remaining / (Budget overage)
						(\$3,424.50)
						% of Budget
						1812.3%
Account Name: Bank Fees						
08/25/25	549142-51301-5000	JE000927			Bank Fees	531.22
08/26/25	549142-51301-5000	JE000932			Bank recon adj valley card payment	74.63
09/01/25	549142-51301-5000	JE000933			Bank recon adj valley card payment	(74.63)
						YTD Total
						531.22
						Annual Budget
						\$175.00
						Amount Remaining / (Budget overage)
						(\$356.22)
						% of Budget
						303.6%
Account Name: Website Administration						
10/01/24	549936-51301-5000	JE000825			Reverse Audit JE#1- to Decrease over billed Invoices in FY24	250.00
11/14/24	549936-51301-5000	137514	VENDOR	INFRAMARK LLC	DISTRICT INVOICE	25.50
12/31/24	549936-51301-5000	JE000702			R/C Website Compliance to Website Administration	1,500.00
03/24/25	549936-51301-5000	JE000766			Website Administration	(250.00)
04/30/25	549936-51301-5000	JE000814			R/C Website Compliance to website Admin	1,599.79
05/02/25	549936-51301-5000	JE000861			R/C Web compl to Website Administration	74.34
06/30/25	549936-51301-5000	JE000897			R/C Website Administration	56.52
08/31/25	549936-51301-5000	JE000953			R/C Website Compliance to Website admin	(9.79)
09/30/25	549936-51301-5000	JE000970			R/C Website Administration	56.46
						YTD Total
						3,302.82
						Annual Budget
						\$1,500.00
						Amount Remaining / (Budget overage)
						(\$1,802.82)
						% of Budget
						220.2%
Account Name: Dues, Licenses, Subscriptions						
10/16/24	554020-51301-2000	91283	VENDOR	FLORIDA COMMERCE	FY 25 SPECIAL DISTRICT FEE	175.00
06/27/25	554020-51301-5000	062725-140471	VENDOR	BOARD OF CNTY COMR	CHARGES	175.00
						YTD Total
						350.00
						Annual Budget
						\$138.00
						Amount Remaining / (Budget overage)
						(\$212.00)
						% of Budget
						253.6%
						Financial And Administrative Department Total:
						\$126,738.51
DEPARTMENT NAME: INSURANCE						
Account Name: Insurance - General Liability						
						YTD Total
						-
						Annual Budget
						\$4,000.00
						Amount Remaining / (Budget overage)
						\$4,000.00
						% of Budget
						0.0%
Account Name: Public Officials Insurance						
10/01/24	545008-51325-5000	JE000652			R/C Public Officials Insurance to Public Officials Insurance	850.00
12/31/24	545008-51325-5000	JE000703			R/C Public Officials Insurance	7,612.44
						YTD Total
						8,462.44
						Annual Budget
						\$3,200.00
						Amount Remaining / (Budget overage)
						(\$5,262.44)
						% of Budget
						264.5%
Account Name: Insurance -Property & Casualty						
12/31/24	545009-51325-5000	JE000707			R/C Insurance -Property & Casualty	15,490.44
02/07/25	545009-51325-5000	JE000752			IPFS Insurance Payoff	28,117.46
02/28/25	545009-51325-5000	JE000758			R/C Insurance -Property & Casualty	(11,551.44)
						YTD Total
						32,056.46

Ventana Community Development District

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
						Annual Budget \$23,000.00
						<i>Amount Remaining / (Budget overage)</i> (\$9,056.46)
						<i>% of Budget</i> 139.4%
Account Name: Insurance Deductible						
02/07/25	545017-51325-5000	JE000752		IPFS Insurance Payoff		2,500.00
						YTD Total 2,500.00
						Annual Budget \$2,500.00
						<i>Amount Remaining / (Budget overage)</i> \$0.00
						<i>% of Budget</i> 100.0%
						Insurance Department Total: \$43,018.90

DEPARTMENT NAME: LEGAL COUNSEL**Account Name: District Counsel**

12/31/24	531146-51401-5000	TRENAM 101524	VENDOR	TRENAM LAW	RETAINER	5,000.00
12/31/24	531146-51401-5000	JE000701			R/C District Counsel	3,807.50
01/30/25	531146-51401-5000	734051	VENDOR	TRENAM LAW	PROF SVCS THRU DEC 2024	5,510.00
02/05/25	531146-51401-5000	25918	VENDOR	STRALEY ROBIN VERICKER	legal	4,915.00
03/17/25	531146-51401-5000	735600	VENDOR	TRENAM LAW	final review on all correspondences pond 10 erosion issues	11,774.00
03/28/25	531146-51401-5000	737265	VENDOR	TRENAM LAW	pond 10 erosion issue March 2025	7,656.00
03/31/25	531146-51401-5000	JE000782			R/C District Counsel to R&M ponds	(7,656.00)
03/31/25	531146-51401-5000	JE000783			R/C District Counsel to R&M ponds	(11,774.00)
04/28/25	531146-51401-5000	738971	VENDOR	TRENAM LAW	March legal retainer 2025	812.00
05/02/25	531146-51401-5000	JE000790			Reimbursement Raatz Hunter	(350.00)
09/30/25	531146-51401-5000	JE000973			R/C District Counsel	3,008.44
09/30/25	531146-51401-5000	JE000975			R/C District Counsel	21,490.00
						YTD Total 44,192.94
						Annual Budget \$10,000.00
						<i>Amount Remaining / (Budget overage)</i> (\$34,192.94)
						<i>% of Budget</i> 441.9%
						Legal Counsel Department Total: \$44,192.94

DEPARTMENT NAME: ELECTRIC UTILITY SERVICES**Account Name: Utility - Electric**

10/16/24	543041-53100-5000	100724-1918 ACH	VENDOR	TECO ACH	SERVICE 08/30/24-10/01/24	967.91
10/16/24	543041-53100-5000	JE000649			R/C Utility - Electric to Utility - Electric	47.68
10/18/24	543041-53100-5000	6013 100424 ACH	VENDOR	TECO ACH	ELECTRIC	11,464.11
11/13/24	543041-53100-5000	1918 110624 ACH	VENDOR	TECO ACH	ELECTRIC	967.91
11/13/24	543041-53100-5000	4538 110624 ACH	VENDOR	TECO ACH	ELECTRIC	58.98
11/18/24	543041-53100-5000	6013 110424 ACH	VENDOR	TECO ACH	ELECTRIC	11,496.76
12/11/24	543041-53100-5000	120524-6013	VENDOR	TECO ACH	SERVICE DATE 11/1-12/2/24	11,505.77
12/12/24	543041-53100-5000	120624-1918	VENDOR	TECO ACH	SERVICE DATE 11/1-12/2/24	967.91
12/12/24	543041-53100-5000	120624-4538	VENDOR	TECO ACH	SERVICE DATE 11/1-12/2/24	69.44
12/31/24	543041-53100-5000	JE000705			R/C Utility - Electric	477.89
01/15/25	543041-53100-5000	010725-6013 ACH	VENDOR	TECO ACH	ELECTRIC SVCS	11,587.46
01/15/25	543041-53100-5000	010825-1918	VENDOR	TECO ACH	ELECTRIC SVCS	954.48
01/15/25	543041-53100-5000	010825-4538	VENDOR	TECO ACH	ELECTRIC SVCS	74.15
01/31/25	543041-53100-5000	JE000725			Adj teco	(4.00)
01/31/25	543041-53100-5000	JE000728			Bank recon Adj Teco	11,538.29
02/01/25	543041-53100-5000	JE000729			Rev Bank recon Adj Teco	(11,538.29)
02/11/25	543041-53100-5000	020525-6013	VENDOR	TECO ACH	electric	11,590.62
02/12/25	543041-53100-5000	020625-1918	VENDOR	TECO ACH	teco	954.48
02/12/25	543041-53100-5000	020625-4538	VENDOR	TECO ACH	teco	68.17
03/10/25	543041-53100-5000	030625-6013	VENDOR	TECO ACH	teco from March 6-20	11,674.62
03/12/25	543041-53100-5000	030725-4538	VENDOR	TECO ACH	TECO MARCH 7-28 2025	84.26
03/12/25	543041-53100-5000	030725-1918	VENDOR	TECO ACH	TECO MARCH 7-28 2025	959.27
04/10/25	543041-53100-5000	040425-6013	VENDOR	TECO ACH	teco 4.4.25-4.21.25	11,908.59
04/10/25	543041-53100-5000	040725-4538	VENDOR	TECO ACH	teco 4.7.25- 4.28.25	77.94
04/10/25	543041-53100-5000	040725-1918	VENDOR	TECO ACH	teco April 7-28 2025	959.27
04/29/25	543041-53100-5000	JE000798			Bank recon adj teco	0.44
05/01/25	543041-53100-5000	JE000799			Reverse Bank recon adj teco	(0.44)
05/12/25	543041-53100-5000	050625-6013 ACH	VENDOR	TECO ACH	teco May 6-20 2025	11,907.36
05/12/25	543041-53100-5000	050725-1918 ACH	VENDOR	TECO ACH	TECO May 7-28 2025	959.27
05/12/25	543041-53100-5000	050725-4538 ACH	VENDOR	TECO ACH	TECO May 7-28 2025	80.99
06/09/25	543041-53100-5000	060525-6013 ACH	VENDOR	TECO ACH	June 2025 TECO	11,921.24
06/11/25	543041-53100-5000	060625-4538 ACH	VENDOR	TECO ACH	June 27 2025 TECO	102.86
06/11/25	543041-53100-5000	060625-1918 ACH	VENDOR	TECO ACH	June 27 2025 TECO	960.46
07/11/25	543041-53100-5000	070725-6013 ACH	VENDOR	TECO ACH	July 25 Electric	11,845.22
07/11/25	543041-53100-5000	070825-1918 ACH	VENDOR	TECO ACH	July 25 Electric	960.46
07/11/25	543041-53100-5000	070825-4538 ACH	VENDOR	TECO ACH	July 25 Electric	94.56
08/11/25	543041-53100-5000	080525-6013 ACH	VENDOR	TECO ACH	August 25 Electric	11,702.07
08/11/25	543041-53100-5000	080625-1918 ACH	VENDOR	TECO ACH	August 25 Electric	960.46
08/11/25	543041-53100-5000	080625-4538 ACH	VENDOR	TECO ACH	August 25 Electric	96.13
08/31/25	543041-53100-5000	JE000945			Clear outstanding Journal	11,538.29
08/31/25	543041-53100-5000	JE000947			Clear outstanding Journal	0.44
08/31/25	543041-53100-5000	010725-6013 ACH	VENDOR	TECO ACH	Credit Memo 000031	(11,587.46)

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
08/31/25	543041-53100-5000	040725-4538	VENDOR	TECO ACH	Credit Memo 000035	(77.94)
09/10/25	543041-53100-5000	082925-6013- ACH	VENDOR	TECO ACH	Electric Services 07/02/2025-07/31/2025	11,756.29
09/11/25	543041-53100-5000	090525-1918	VENDOR	TECO ACH	ELECTRIC SERVICE 08/01/25-08/29/25	960.46
09/11/25	543041-53100-5000	090525-4538	VENDOR	TECO ACH	ELECTRIC SERVICE 08/01/25-08/29/25	92.37
						YTD Total 153,187.20
						Annual Budget \$148,000.00
						Amount Remaining / (Budget overage) (\$5,187.20)
						% of Budget 103.5%
						Electric Utility Services Department Total: \$153,187.20

DEPARTMENT NAME: GARBAGE/SOLID WASTE SERVICES**Account Name: Garbage Collection**

10/29/24	546913-53400-5000	JE000650			R/C Garbage Collection to Garbage Collection	217.92
12/31/24	546913-53400-5000	JE000708			R/C Garbage Collection	451.92
01/31/25	546913-53400-5000	JE000734			R/C Garbage Collection	225.96
03/31/25	546913-53400-5000	JE000788			R/C Garbage Collection	255.96
03/31/25	546913-53400-5000	JE000788			R/C Garbage Collection	(255.96)
03/31/25	546913-53400-5000	JE000789			R/C Garbage Collection	225.96
04/30/25	546913-53400-5000	JE000815			R/C Garbage Collection	1,023.16
05/13/25	546913-53400-5000	JE000862			R/C Garbage Collection Credit Memo to correct Garbage Collection	(511.58)
05/31/25	546913-53400-5000	JE000863			Bank recon adj Republic services	285.62
05/31/25	546913-53400-5000	JE000865			Bank recon adj Republic services	288.38
06/01/25	546913-53400-5000	JE000864			Reverse Bank recon adj Republic services	(285.62)
06/01/25	546913-53400-5000	JE000866			Reverse Bank recon adj Republic services	(288.38)
06/30/25	546913-53400-5000	JE000898			R/C Garbage Collection	290.62
06/30/25	546913-53400-5000	JE000899			R/C Garbage Collection	516.58
07/31/25	546913-53400-5000	JE000925			R/C Garbage Collection	(290.62)
08/07/25	546913-53400-5000	JE000930			Bank recon adj Republic	280.62
08/31/25	546913-53400-5000	JE000948			Clear outstanding Journal	285.62
08/31/25	546913-53400-5000	JE000949			Clear outstanding Journal	285.38
08/31/25	546913-53400-5000	JE000950			Clear outstanding Journal	290.62
08/31/25	546913-53400-5000	JE000949			Clear outstanding Journal	(285.38)
08/31/25	546913-53400-5000	JE000951			Clear outstanding Journal	288.38
08/31/25	546913-53400-5000	JE000954			R/C Garbage Collection	(511.58)
09/01/25	546913-53400-5000	JE000931			Reverse Bank recon adj Republic	(280.62)
09/30/25	546913-53400-5000	JE000968			R/C Garbage Collection	571.24
						YTD Total 3,074.20
						Annual Budget \$2,000.00
						Amount Remaining / (Budget overage) (\$1,074.20)
						% of Budget 153.7%
						Garbage/Solid Waste Services Department Total: \$3,074.20

DEPARTMENT NAME: WATER-SEWER COMB SERVICES**Account Name: Water/Waste**

10/25/24	543018-53600-5000	8430 101724 ACH	VENDOR	BOCC ACH	WATER	262.91
11/29/24	543018-53600-5000	JE000656			Bank recon Adj HC-water	338.33
12/01/24	543018-53600-5000	JE000657			Reverse Bank recon Adj HC-water	(338.33)
01/06/25	543018-53600-5000	121624-8430 ACH	VENDOR	BOCC ACH	WATER	393.91
01/06/25	543018-53600-5000	111524-8430 ACH	VENDOR	BOCC ACH	WATER	338.33
02/06/25	543018-53600-5000	011525-8430	VENDOR	BOCC ACH	WATER	255.87
02/28/25	543018-53600-5000	JE000759			R/C Utility - Water	260.10
03/24/25	543018-53600-5000	031825-8430	VENDOR	BOCC ACH	water sewage 3.18.25 to 4.8.25	308.72
04/18/25	543018-53600-5000	041625-8430	VENDOR	BOCC ACH	water sewage 4.16-5.7.25	416.22
05/21/25	543018-53600-5000	JE000859			R/C Utility - Water to Utility - Water	866.52
05/31/25	543018-53600-5000	JE000867			Bank recon adj HC- water	866.52
06/01/25	543018-53600-5000	JE000868			Reverse Bank recon adj HC- water	(866.52)
06/17/25	543018-53600-5000	061625-8430 ACH	VENDOR	BOCC ACH	June 25 Water	1,528.58
06/30/25	543018-53600-5000	JE000900			R/C Utility - Water	1,528.58
07/08/25	543018-53600-5000	6511068430 081924	VENDOR	BOCC ACH	Credit Memo 000024	(208.54)
07/31/25	543018-53600-5000	JE000922			R/C Utility - Water	361.70
07/31/25	543018-53600-5000	JE000926			R/C Utility - Water	(1,528.58)
08/15/25	543018-53600-5000	081425-8430 ACH	VENDOR	BOCC ACH	August 25 Utilities	387.72
09/16/25	543018-53600-5000	091525-8430	VENDOR	BOCC ACH	WATER SERVICES	292.87
						YTD Total 5,464.91
						Annual Budget \$6,000.00
						Amount Remaining / (Budget overage) \$535.09
						% of Budget 91.1%
						Water-Sewer Comb Services Department Total: \$5,464.91

DEPARTMENT NAME: OTHER PHYSICAL ENVIRONMENT

Ventana Community Development District

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Pool Monitors						
12/16/24	512030-53908-5000	241125-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	SERVICE 11/23/24-11/29/24	1,519.38
12/16/24	512030-53908-5000	241202-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	SERVICE 11/30/24-12/06/24	1,447.50
12/16/24	512030-53908-5000	241216-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	SERVICE 12/14/24-12/20/24	1,447.50
12/16/24	512030-53908-5000	241111-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	SERVICE 11/09/24-11/15/24	1,447.56
12/31/24	512030-53908-5000	241230-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	POOL SECURITY 12/28/24-01/03/25	1,519.38
12/31/24	512030-53908-5000	241223-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	POOL SECURITY 12/21-12/27/24	1,519.38
01/13/25	512030-53908-5000	250113-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	POOL SECURITY	1,255.09
01/20/25	512030-53908-5000	250120-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	SEC SVCS 01/18/25-01/24/25	1,255.09
01/21/25	512030-53908-5000	250106-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	SVC PRD 01/04/25-01/10/25	1,255.90
01/21/25	512030-53908-5000	241118-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	SVC PRD 11/16/24-11/22/24	1,447.50
01/21/25	512030-53908-5000	241209-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	SVC PRD 12/07/24-12/13/24	1,447.50
01/27/25	512030-53908-5000	250127-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	POOL SEC SVCS	1,255.90
02/04/25	512030-53908-5000	250203-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	POOL SEC	1,255.90
02/10/25	512030-53908-5000	250210-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	Security	1,255.90
02/17/25	512030-53908-5000	250217-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	security roaming	1,255.90
02/24/25	512030-53908-5000	250224-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	security roaming 2.22.25-2.28.25	1,255.90
03/03/25	512030-53908-5000	250303-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	clubhouse monitoring March 2025	1,255.90
03/10/25	512030-53908-5000	250310-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	CLUBHOUSE MONITORING MARCH 10	1,255.90
03/17/25	512030-53908-5000	250317-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	pool security roaming March 2025	1,255.90
03/24/25	512030-53908-5000	250324-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	patrol services for clubhouse ventana	2,118.22
03/31/25	512030-53908-5000	250331-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	weekly security services March 2025	1,255.90
04/07/25	512030-53908-5000	250407-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	security services for April 7 2025	1,255.90
04/14/25	512030-53908-5000	250414-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	security patrol for VENTANA April 2025	1,255.90
04/21/25	512030-53908-5000	250421-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	weekly security services April 2025	1,327.78
04/28/25	512030-53908-5000	250428-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	weekly security services aPRIL 2025	1,255.90
05/05/25	512030-53908-5000	250505-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	security services May 3-9 2025	1,255.90
05/12/25	512030-53908-5000	250512-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	security services May 12 2025	1,255.90
05/19/25	512030-53908-5000	250519-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	Weekly security services May 2025	1,255.90
05/27/25	512030-53908-5000	250526-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	May 26 2025 USSA Security	1,327.78
06/02/25	512030-53908-5000	250602-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	SECURITY INVOICE June 2025	1,255.90
08/04/25	512030-53908-5000	250804-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	August 25 USSA Security	1,255.90
08/18/25	512030-53908-5000	250818-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	August 25 USSA Security	1,255.90
09/01/25	512030-53908-5000	250901-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	08/30/2025- 09/05/2025 POOL SECURITY	1,327.78
09/08/25	512030-53908-5000	250908-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	POOL MONITORING	1,255.90
09/15/25	512030-53908-5000	250915-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	Pool Security	1,255.90

YTD Total	46,781.34
Annual Budget	\$75,000.00
Amount Remaining / (Budget overage)	\$28,218.66
% of Budget	62.4%
YTD Total	0.00
Annual Budget	\$0.00
Amount Remaining / (Budget overage)	(\$0.00)
% of Budget	n/a

Account Name: Field Staff

10/01/24	531106-53908-5000	JE000825		Reverse Audit JE#1- to Decrease over billed Invoices in FY24	2,000.00
10/23/24	531106-53908-5000	JE000651		R/C ProfServ-field management to ProfServ - Field Management Onsite	1,000.00
11/30/24	531106-53908-5000	JE000673		R/c ProfServ-Field Management to Field management onsite staff	1,000.00
12/31/24	531106-53908-5000	JE000706		R/C ProfServ-field management to ProfServ - Field Management Onsite	1,000.00
01/31/25	531106-53908-5000	JE000733		R/C ProfServ-Field Management	1,000.00
02/28/25	531106-53908-5000	JE000760		R/C ProfServ-Field Management to ProfServ-Field Management onsite	1,000.00
03/31/25	531106-53908-5000	JE000785		R/C ProfServ-Field Management	1,000.00
03/31/25	531106-53908-5000	JE000786		R/C ProfServ-Field Management	(4,666.66)
03/31/25	531106-53908-5000	JE000787		R/C ProfServ-Field Management	(2,000.00)
04/30/25	531106-53908-5000	JE000813		R/C ProfServ-Field Management to ProfServ - Field Management Onsite	1,000.00
05/30/25	531106-53908-5000	JE000860		R/C May and June Mang Contract to ProfServ - Field Management Onsite	6,666.66
07/31/25	531106-53908-5000	JE000923		R/C ProfServ-Field Management	1,000.00
08/31/25	531106-53908-5000	JE000952		R/C ProfServ-Field Management	1,000.00
09/30/25	531106-53908-5000	JE000965		R/C ProfServ-Field Management to Field Staff	1,000.00
09/30/25	531106-53908-5000	JE000966		R/C ProfServ-Field Management to Field Staff	260.00
09/30/25	531106-53908-5000	JE000976		R/C ProfServ-Field Management	0.34

YTD Total	12,260.34
Annual Budget	\$12,000.00
Amount Remaining / (Budget overage)	(\$260.34)
% of Budget	102.2%

Account Name: Janitorial Supplies/Other

12/31/24	531165-53908-5000	6148	VENDOR	SPEAREM ENTERPRISES	Clubhouse Cleaning 10/16-11/15	729.00
12/31/24	531165-53908-5000	6119	VENDOR	SPEAREM ENTERPRISES	Janitorial 07/16/24 - 08/16/24	729.00
12/31/24	531165-53908-5000	6126	VENDOR	SPEAREM ENTERPRISES	Janitorial 08/16/24 - 09/16/24	729.00
12/31/24	531165-53908-5000	6136	VENDOR	SPEAREM ENTERPRISES	Dog Waste Cans Cleaning	340.00
12/31/24	531165-53908-5000	6161	VENDOR	SPEAREM ENTERPRISES	Janitorial 10/16/24 - 11/15/24	729.00
12/31/24	531165-53908-5000	6146	VENDOR	SPEAREM ENTERPRISES	Dog Waste Cans Cleaning	340.00
12/31/24	531165-53908-5000	6162	VENDOR	SPEAREM ENTERPRISES	Dog	340.00
01/23/25	531165-53908-5000	6178	VENDOR	SPEAREM ENTERPRISES	DOG WASTE CANS	340.00
01/23/25	531165-53908-5000	6179	VENDOR	SPEAREM ENTERPRISES	clubhouse cleaning	729.00
02/25/25	531165-53908-5000	6192	VENDOR	SPEAREM ENTERPRISES	janitorial cleaning 2.24-3.11 2025	729.00
02/25/25	531165-53908-5000	6191	VENDOR	SPEAREM ENTERPRISES	empty dog stations for 2.24 3.11.25	340.00
04/04/25	531165-53908-5000	3912	VENDOR	JAYMAN ENTERPRISES LLC	filled in pot hole and replace fan blades for outdoor fans	1,775.00
04/09/25	531165-53908-5000	6205	VENDOR	SPEAREM ENTERPRISES	cleaning clubhouse April 2025	340.00
04/09/25	531165-53908-5000	6206	VENDOR	SPEAREM ENTERPRISES	cleaning services April 2025	729.00
04/22/25	531165-53908-5000	147978	VENDOR	INFRAMARK LLC	supplies for the clubhouse April 2025	672.71
05/19/25	531165-53908-5000	6214	VENDOR	SPEAREM ENTERPRISES	May 25 Spearem cleaning	340.00
05/28/25	531165-53908-5000	JE000858			R/C Clubhouse suppl to Amenity Center Cleaning & Supplies	87.32
06/03/25	531165-53908-5000	0053856	VENDOR	NEPTUNE SERVICES	June 3 2025- Janitorial	243.75
07/24/25	531165-53908-5000	6224	VENDOR	SPEAREM ENTERPRISES	DOG WASTE CANS	340.00
07/24/25	531165-53908-5000	6247	VENDOR	SPEAREM ENTERPRISES	DOG WASTE CANS	729.00

Ventana Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2024 to Sep 30, 2025

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
09/29/25	531165-53908-5000	6248	VENDOR	SPEAREM ENTERPRISES	DOG WASTE STATION REFILLS	340.00
09/30/25	531165-53908-5000	6225	VENDOR	SPEAREM ENTERPRISES	CLEANING AMENITY CENTER	729.00
09/30/25	531165-53908-5000	6215	VENDOR	SPEAREM ENTERPRISES	CLEANING AMENITY CENTER	729.00
						YTD Total 13,128.78
						Annual Budget \$7,000.00
						Amount Remaining / (Budget overage) (\$6,128.78)
						% of Budget 187.6%
Account Name: Contracts-Aquatic Control						
10/22/24	534067-53908-5000	10556289	VENDOR	ADVANCED AQUATIC SERVICES INC	LAKE MAINT.	1,140.00
11/22/24	534067-53908-5000	10556714	VENDOR	ADVANCED AQUATIC SERVICES INC	LAKE MAINT	1,140.00
12/24/24	534067-53908-5000	10557138	VENDOR	ADVANCED AQUATIC SERVICES INC	LAKE MAINT JAN 2025	1,140.00
02/01/25	534067-53908-5000	020125-	VENDOR	ADVANCED AQUATIC SERVICES INC	advanced aquatic	1,140.00
02/21/25	534067-53908-5000	030125	VENDOR	ADVANCED AQUATIC SERVICES INC	advance aquatic for March services	1,140.00
04/01/25	534067-53908-5000	040125-	VENDOR	ADVANCED AQUATIC SERVICES INC	monthly lake services April 2025	1,140.00
04/21/25	534067-53908-5000	050125-	VENDOR	ADVANCED AQUATIC SERVICES INC	MONTHLY ADVANCED AQUATIC May 2025	1,140.00
05/21/25	534067-53908-5000	060125-	VENDOR	ADVANCED AQUATIC SERVICES INC	Advanced aquatic services for June 2025	1,140.00
07/02/25	534067-53908-5000	070125-	VENDOR	ADVANCED AQUATIC SERVICES INC	July 25 Advanced Aquatic ponds	1,140.00
08/01/25	534067-53908-5000	10560017	VENDOR	ADVANCED AQUATIC SERVICES INC	FY 25 August pond maintenance	1,140.00
08/20/25	534067-53908-5000	090125-	VENDOR	ADVANCED AQUATIC SERVICES INC	SEPT 25 LAKE MAINT	1,140.00
09/23/25	534067-53908-5000	10560848	VENDOR	ADVANCED AQUATIC SERVICES INC	OCTOBER LAKE MAINT	1,186.00
						YTD Total 13,726.00
						Annual Budget \$14,000.00
						Amount Remaining / (Budget overage) \$274.00
						% of Budget 98.0%
Account Name: Contracts-Pools						
10/01/24	534078-53908-5000	7304	VENDOR	ZEBRA CLEANING TEAM	POOL SERV OCT 24	1,650.00
10/22/24	534078-53908-5000	7318	VENDOR	ZEBRA CLEANING TEAM	HURRICANE CLEANUP	350.00
11/04/24	534078-53908-5000	7400	VENDOR	ZEBRA CLEANING TEAM	POOL CLEANING	1,650.00
11/25/24	534078-53908-5000	7247	VENDOR	ZEBRA CLEANING TEAM	POOL MAINT	1,650.00
12/01/24	534078-53908-5000	7478	VENDOR	ZEBRA CLEANING TEAM	POOL MAINT	1,650.00
12/18/24	534078-53908-5000	7542	VENDOR	ZEBRA CLEANING TEAM	POOL SERV	150.00
01/14/25	534078-53908-5000	7561	VENDOR	ZEBRA CLEANING TEAM	COMMERCIAL POOL SVC	1,650.00
02/01/25	534078-53908-5000	7642	VENDOR	ZEBRA CLEANING TEAM	pool monthly contract	1,650.00
03/31/25	534078-53908-5000	7722	VENDOR	ZEBRA CLEANING TEAM	March pool cleaning	1,650.00
04/24/25	534078-53908-5000	7801	VENDOR	ZEBRA CLEANING TEAM	pool services april 2025	1,650.00
05/12/25	534078-53908-5000	7867	VENDOR	ZEBRA CLEANING TEAM	pool cleaning services May 2025	1,650.00
06/24/25	534078-53908-5000	7926	VENDOR	ZEBRA CLEANING TEAM	June 25 Zebra pool	987.92
06/25/25	534078-53908-5000	977145	VENDOR	A-QUALITY POOL SERVICE	JULY 25 POOL SVCS	1,350.00
08/04/25	534078-53908-5000	977862	VENDOR	A-QUALITY POOL SERVICE	August 25 Pool contract	2,500.00
08/04/25	534078-53908-5000	977595	VENDOR	A-QUALITY POOL SERVICE	July 25 Pool Contract	1,350.00
09/02/25	534078-53908-5000	978283	VENDOR	A-QUALITY POOL SERVICE	SEPT 25 POOL SERVICE	2,500.00
09/02/25	534078-53908-5000	977605	VENDOR	A-QUALITY POOL SERVICE	JULY 25 POOL REPAIRS	245.00
09/03/25	534078-53908-5000	976671	VENDOR	A-QUALITY POOL SERVICE	MAY 25 POOL SC	155.00
						YTD Total 24,437.92
						Annual Budget \$15,000.00
						Amount Remaining / (Budget overage) (\$9,437.92)
						% of Budget 162.9%
Account Name: Amenity Center Pest Control						
10/01/24	534181-53908-5000	27279	VENDOR	ACTION SECURITY, INC	SERVICE OCT 2024	125.00
11/01/24	534181-53908-5000	104713738	VENDOR	HOME TEAM PEST DEFENSE	PEST SERVICES	165.00
11/26/24	534181-53908-5000	105418933	VENDOR	HOME TEAM PEST DEFENSE	PEST CONTROL	165.00
01/03/25	534181-53908-5000	106116855	VENDOR	HOME TEAM PEST DEFENSE	PEST CONTROL	165.00
01/03/25	534181-53908-5000	106775903	VENDOR	HOME TEAM PEST DEFENSE	PEST CONTROL SVCS	181.50
01/23/25	534181-53908-5000	012325-5891	VENDOR	HOME TEAM PEST DEFENSE	PEST SVCS	346.50
02/05/25	534181-53908-5000	107383647	VENDOR	HOME TEAM PEST DEFENSE	PEST SVCS	181.50
02/28/25	534181-53908-5000	JE000750			Refund ck #100051	(346.50)
03/13/25	534181-53908-5000	108195942	VENDOR	HOME TEAM PEST DEFENSE	pest control in clubhouse March 2025	181.50
03/27/25	534181-53908-5000	032725-5891	VENDOR	HOME TEAM PEST DEFENSE	pest control in clubhouse March 2025	181.50
04/08/25	534181-53908-5000	JE000800			Refund ck #100079	(181.50)
04/09/25	534181-53908-5000	108968921	VENDOR	HOME TEAM PEST DEFENSE	home pest control April 2025	181.50
04/24/25	534181-53908-5000	042125-5891	VENDOR	HOME TEAM PEST DEFENSE	home pest April 2025	181.50
05/15/25	534181-53908-5000	109781980	VENDOR	HOME TEAM PEST DEFENSE	May 2025 Pest Control	181.50
07/12/25	534181-53908-5000	71125	VENDOR	HOMETOWN LOCKSMITHS	PEST SERVICE	370.90
07/18/25	534181-53908-5000	111285218	VENDOR	HOME TEAM PEST DEFENSE	July 25 Hometeam pest	181.50
08/27/25	534181-53908-5000	112164764	VENDOR	HOME TEAM PEST DEFENSE	Clubhouse Pest Control	181.50
09/17/25	534181-53908-5000	113009724	VENDOR	HOME TEAM PEST DEFENSE	SEPT 25 PEST CONTROL SERVICE	181.50
09/26/25	534181-53908-5000	092625-5891	VENDOR	HOME TEAM PEST DEFENSE	PEST SERVICE	181.50
						YTD Total 2,805.90
						Annual Budget \$1,800.00
						Amount Remaining / (Budget overage) (\$1,005.90)
						% of Budget 155.9%
Account Name: Security						
10/31/24	534203-53908-5000	27555	VENDOR	ACTION SECURITY, INC	SERVICE PLAN	125.00
11/30/24	534203-53908-5000	27930	VENDOR	ACTION SECURITY, INC	SEC SVCS	125.00
12/31/24	534203-53908-5000	28236	VENDOR	ACTION SECURITY, INC	SECURITY	125.00
02/06/25	534203-53908-5000	28523	VENDOR	ACTION SECURITY, INC	SECURITY SVC	125.00
02/28/25	534203-53908-5000	28768	VENDOR	ACTION SECURITY, INC	pool monitoring 3.1.25	125.00
04/01/25	534203-53908-5000	29032	VENDOR	ACTION SECURITY, INC	database management for Fob April 2025	125.00
05/01/25	534203-53908-5000	29275	VENDOR	ACTION SECURITY, INC	monthly database management May 2025	125.00
05/14/25	534203-53908-5000	05132025	VENDOR	AN QUINETTE ALLEN	REIMB FOR SEC DEPOSIT FOR CLUBHOUSE	250.00
06/02/25	534203-53908-5000	29600	VENDOR	ACTION SECURITY, INC	June 2025 Action security	125.00
06/16/25	534203-53908-5000	250616-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	June 25 USSA security	1,255.90
06/16/25	534203-53908-5000	250609-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	June 25 USSA security	1,255.90
06/23/25	534203-53908-5000	250623-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	June 25 USSA security	1,255.90

Ventana Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2024 to Sep 30, 2025

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
06/30/25	534203-53908-5000	250630-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	June 25 USSA security	1,327.78
07/01/25	534203-53908-5000	29894	VENDOR	ACTION SECURITY, INC	July 25 Action Security	125.00
07/07/25	534203-53908-5000	250707-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	July 25 USSA security	1,255.90
07/14/25	534203-53908-5000	250714-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	July 25 USSA security	1,255.90
07/21/25	534203-53908-5000	250721-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	July 25 USSA security	1,255.90
08/01/25	534203-53908-5000	30193	VENDOR	ACTION SECURITY, INC	August 25 Action	125.00
08/04/25	534203-53908-5000	250728-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	July 25 USSA security	1,255.90
08/04/25	534203-53908-5000	30219	VENDOR	ACTION SECURITY, INC	August 25 Action	305.00
08/08/25	534203-53908-5000	38557	VENDOR	MHD COMMUNICATIONS	August 25 MHD	37.50
08/11/25	534203-53908-5000	250811-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	August 25 USSA Security	1,255.90
08/13/25	534203-53908-5000	38571	VENDOR	MHD COMMUNICATIONS	July 25 MHD	150.00
08/15/25	534203-53908-5000	38741	VENDOR	MHD COMMUNICATIONS	August 25 MHD	262.50
08/15/25	534203-53908-5000	38744	VENDOR	MHD COMMUNICATIONS	August 25 MHD	75.00
08/25/25	534203-53908-5000	250825-VCDD	VENDOR	UNITED SECURITY SOLUTIONS OF AMERICA, LLC	August 25 USSA Security	1,255.90
08/31/25	534203-53908-5000	30464	VENDOR	ACTION SECURITY, INC	SEPT 25 SECURITY CH	125.00
09/09/25	534203-53908-5000	17663	VENDOR	COMPLETE I.T. CORP.	SEPT 25 NEW CAMERA & ACCESS CONTROL	33,935.25
09/30/25	534203-53908-5000	30733	VENDOR	ACTION SECURITY, INC	OCT 25 SECURITY	125.00
YTD Total						49,146.13
Annual Budget						\$10,000.00
Amount Remaining / (Budget overage)						(\$39,146.13)
% of Budget						491.5%

Account Name: Onsite Staff

10/23/24	534215-53908-5000	135952	VENDOR	INFRAMARK LLC	DISTRICT INVOICE	2,916.67
11/05/24	534215-53908-5000	136680	VENDOR	INFRAMARK LLC	DISTRICT INVOICE	2,916.67
12/03/24	534215-53908-5000	138996	VENDOR	INFRAMARK LLC	DEC MGMT FEES	2,916.67
01/03/25	534215-53908-5000	141016	VENDOR	INFRAMARK LLC	JAN 2025 MGMNT FEES	2,916.67
01/27/25	534215-53908-5000	142154	VENDOR	INFRAMARK LLC	Postage DEC 2024	4.83
02/01/25	534215-53908-5000	142781	VENDOR	INFRAMARK LLC	FEB 2025 MGMNT SVCS	2,916.67
02/18/25	534215-53908-5000	143863	VENDOR	INFRAMARK LLC	pcard payment and postage Jan 2025	289.20
03/03/25	534215-53908-5000	144877	VENDOR	INFRAMARK LLC	monthly contract March 2025	2,916.67
03/20/25	534215-53908-5000	146055	VENDOR	INFRAMARK LLC	lamps for the clubhouse replacement	203.25
04/01/25	534215-53908-5000	147047	VENDOR	INFRAMARK LLC	management contract April 2025	2,916.67
05/13/25	534215-53908-5000	148992	VENDOR	INFRAMARK LLC	management contract May 2025	2,916.67
05/30/25	534215-53908-5000	150734	VENDOR	INFRAMARK LLC	June 2025 Management Contract	2,916.67
06/18/25	534215-53908-5000	151884	VENDOR	INFRAMARK LLC	June 25 Inframark other -grills etc postage	259.23
07/01/25	534215-53908-5000	152938	VENDOR	INFRAMARK LLC	July 25 Inframark contract	2,916.67
08/05/25	534215-53908-5000	155229	VENDOR	INFRAMARK LLC	August 25 Inframark	2,916.67
09/05/25	534215-53908-5000	158086	VENDOR	INFRAMARK LLC	September Management Dues	2,916.67
YTD Total						35,756.55
Annual Budget						\$35,000.00
Amount Remaining / (Budget overage)						(\$756.55)
% of Budget						102.2%

Account Name: R&M-Ponds

03/31/25	546073-53908-5000	JE000782			R/C District Counsel to R&M ponds	7,656.00
03/31/25	546073-53908-5000	JE000783			R/C District Counsel to R&M ponds	11,774.00
05/08/25	546073-53908-5000	01194622	VENDOR	FLA POOLS INC	repair approx 60ft of coping by the pool May 2025	4,450.00
07/15/25	546073-53908-5000	2925	VENDOR	FINN OUTDOOR LLC	July 25 Finn outdoor pond erosion	53,827.50
08/21/25	546073-53908-5000	2934	VENDOR	FINN OUTDOOR LLC	SEPT 25 Erosion Restoration COMPLETE	109,422.50
YTD Total						187,130.00
Annual Budget						\$15,000.00
Amount Remaining / (Budget overage)						(\$172,130.00)
% of Budget						1247.5%

Account Name: R&M-Pools

11/30/24	546074-53908-5000	JE000677			Rc Miscellaneous Maintenance to R&M pool	750.00
05/02/25	546074-53908-5000	050225-	VENDOR	FL DEPT. OF HEALTH	pool permit 2025	275.00
05/05/25	546074-53908-5000	01194619	VENDOR	FLA POOLS INC	repair of battery for ADA chair	281.25
06/09/25	546074-53908-5000	01194613	VENDOR	FLA POOLS INC	May 25 FLA pool chair R&M	310.08
06/30/25	546074-53908-5000	977405	VENDOR	A-QUALITY POOL SERVICE	June 25 Aquality pool R&M	458.58
07/07/25	546074-53908-5000	01194647	VENDOR	FLA POOLS INC	May 25 FLA pool arm R&M	1,023.75
08/26/25	546074-53908-5000	082525 REIMBURSE	VENDOR	JUAN CARLOS REYES	POOL FURNITURE REIMBURSEMENT	1,546.31
YTD Total						4,644.97
Annual Budget						\$7,500.00
Amount Remaining / (Budget overage)						\$2,855.03
% of Budget						61.9%

Account Name: Amenity Maintenance & Repairs

10/28/24	546176-53908-5000	39611244	VENDOR	SUN CITY CENTER PLUMBING SERVICES INC	REPAIR LEAK	267.00
11/22/24	546176-53908-5000	10556736	VENDOR	ADVANCED AQUATIC SERVICES INC	WATER SAMPLE TESTING	5,180.00
11/23/24	546176-53908-5000	0000204	VENDOR	STEVEN E HORAN	RESTROOM REPAIRS	110.00
12/11/24	546176-53908-5000	12079	VENDOR	ADVANCED ENERGY SOLUTIONS OF AMERICA, LLC	LIGHT REPAIR	598.44
12/11/24	546176-53908-5000	12043	VENDOR	ADVANCED ENERGY SOLUTIONS OF AMERICA, LLC	LIGHT REPAIR	296.88
12/31/24	546176-53908-5000	JE000704			R/C Amenity Maintenance & Repairs	1,825.00
02/06/25	546176-53908-5000	020525-	VENDOR	ADMIRAL OUTDOOR	sling chairs for the outdoor seating	6,934.90
02/07/25	546176-53908-5000	020725-	VENDOR	ADMIRAL OUTDOOR	50% down for pool furniture repair	2,473.65
02/11/25	546176-53908-5000	021125- 50%	VENDOR	ADMIRAL OUTDOOR	50% down for pool furniture	3,326.69
04/22/25	546176-53908-5000	040925-	VENDOR	ADMIRAL OUTDOOR	50% down for second set of lounge chairs repaired	1,763.37
05/15/25	546176-53908-5000	051325-2	VENDOR	MARISOL JURADO	reimbursement for security deposit for clubhouse April 19 2025	350.00
06/03/25	546176-53908-5000	202410312	VENDOR	LRI RESTORATIONS LLC	repair broken mailboxes May 2025	250.00
06/17/25	546176-53908-5000	202410315	VENDOR	LRI RESTORATIONS LLC	June 25 LRI window replacement	275.00
06/20/25	546176-53908-5000	202410316	VENDOR	LRI RESTORATIONS LLC	June 25 LRI R&M	26,886.40
07/25/25	546176-53908-5000	3623	VENDOR	FIELDS CONSULTING GROUP LLC	FY 25 July fields signs playground	75.00
09/05/25	546176-53908-5000	090525	VENDOR	ELEMENT ROOFING SOLUTIONS LLC	ROOF REPAIRS AND MAINT	1,450.00
09/17/25	546176-53908-5000	8212025-1C	VENDOR	THE DOOR WHISPERER LLC	Trip and repair Bathroom Door Device	1,290.00
YTD Total						53,352.33
Annual Budget						\$21,500.00

Ventana Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2024 to Sep 30, 2025
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Amount Remaining / (Budget overage)						(\$31,852.33)
% of Budget						248.2%
Account Name: Repairs & Maintenance - CAP						
11/30/24	546228-53908-5000	JE000674		Rc Miscellaneous Maintenance to Repair & maintainance		20,000.00
11/30/24	546228-53908-5000	JE000675		Rc Miscellaneous Maintenance to Repair & maintainance		10,000.00
YTD Total						30,000.00
Annual Budget						\$183,500.00
Amount Remaining / (Budget overage)						\$153,500.00
% of Budget						16.3%
Account Name: Landscape - Mulch						
01/08/25	546246-53908-5000	843921	VENDOR	YELLOWSTONE LANDSCAPE	mulch	4,602.86
06/03/25	546246-53908-5000	926752	VENDOR	YELLOWSTONE LANDSCAPE	June 2025 playground mulch installation	5,975.00
06/20/25	546246-53908-5000	937521	VENDOR	YELLOWSTONE LANDSCAPE	June 25 Yellowstone mulch	5,550.00
07/08/25	546246-53908-5000	953343	VENDOR	YELLOWSTONE LANDSCAPE	July 25 Yellowstone palm trimming	8,000.00
YTD Total						24,127.86
Annual Budget						\$42,500.00
Amount Remaining / (Budget overage)						\$18,372.14
% of Budget						56.8%
Account Name: Amenity R&M						
10/03/24	546300-53908-5000	780980	VENDOR	YELLOWSTONE LANDSCAPE	LANDSCAPE SERVICE OCT 24	17,704.17
10/29/24	546300-53908-5000	790675	VENDOR	YELLOWSTONE LANDSCAPE	LANDSCAPE	17,704.17
11/26/24	546300-53908-5000	808535	VENDOR	YELLOWSTONE LANDSCAPE	LANDSCAPE MAINT DEC 2024	17,704.17
12/04/24	546300-53908-5000	815725	VENDOR	YELLOWSTONE LANDSCAPE	LANDSCAPE MAINT	10,999.78
12/26/24	546300-53908-5000	825104	VENDOR	YELLOWSTONE LANDSCAPE	JNA 2025 LANDSCAPE SVCS	17,704.17
01/06/25	546300-53908-5000	830440	VENDOR	YELLOWSTONE LANDSCAPE	LANDSCAPE SVCS- PALM INSTALLATION	14,331.94
01/06/25	546300-53908-5000	830441	VENDOR	YELLOWSTONE LANDSCAPE	PALM REPLACEMENT	2,209.99
01/28/25	546300-53908-5000	844775	VENDOR	YELLOWSTONE LANDSCAPE	LANDSCAPE MAINT FEB 2025	17,704.17
03/15/25	546300-53908-5000	876553	VENDOR	YELLOWSTONE LANDSCAPE	monthly landscape services March 2025	17,704.17
03/26/25	546300-53908-5000	881452	VENDOR	YELLOWSTONE LANDSCAPE	monthly landscape services April 2025	17,704.17
05/02/25	546300-53908-5000	JE000790			Reimbursement Raatz Hunter	(796.14)
05/05/25	546300-53908-5000	899540	VENDOR	YELLOWSTONE LANDSCAPE	monthly landscape May 2025	17,704.17
05/20/25	546300-53908-5000	916768	VENDOR	YELLOWSTONE LANDSCAPE	Ventana Cone Grove May 2025	1,800.00
06/10/25	546300-53908-5000	934250	VENDOR	YELLOWSTONE LANDSCAPE	June 2025 Monthly landscape contract	17,704.17
07/09/25	546300-53908-5000	954380	VENDOR	YELLOWSTONE LANDSCAPE	July 25 Yellowstone	17,704.17
08/07/25	546300-53908-5000	972971	VENDOR	YELLOWSTONE LANDSCAPE	August 25 Landscape	17,704.17
08/12/25	546300-53908-5000	973961	VENDOR	YELLOWSTONE LANDSCAPE	JULY 25 IRRIGATION REPAIRS	2,985.68
08/20/25	546300-53908-5000	976499	VENDOR	YELLOWSTONE LANDSCAPE	JULY 25 IRRIGATION REPAIR	826.00
09/06/25	546300-53908-5000	992498	VENDOR	YELLOWSTONE LANDSCAPE	SEPT 25 LANDSCAPE MAINTENANCE	17,704.17
09/23/25	546300-53908-5000	997470	VENDOR	YELLOWSTONE LANDSCAPE	IRRIGATION BREAK SYMMES ROAD	140.00
YTD Total						244,947.29
Annual Budget						\$250,000.00
Amount Remaining / (Budget overage)						\$5,052.71
% of Budget						98.0%
Account Name: Entry/Gate/Walls Maintenance						
09/05/25	546413-53908-5000	12124	VENDOR	RKA MULTISERVICE PLUS LLC	AUG 25 POOL FENCE REPAIR	350.00
YTD Total						350.00
Annual Budget						\$4,000.00
Amount Remaining / (Budget overage)						\$3,650.00
% of Budget						8.8%
Account Name: R&M - Amenity Center						
12/06/24	546516-53908-5000	51230802	VENDOR	SUN CITY CENTER PLUMBING SERVICES INC	OUTDOOR POOL SHOWER VALVE	414.00
03/31/25	546516-53908-5000	040925-	VENDOR	DISTINCTIVE PAINTING COMPANY	paint job for the interior of the clubhouse	4,550.00
05/15/25	546516-53908-5000	05132025	VENDOR	MARISOL JURADO	REIMB OF SEC DEPOSIT FOR CLUBHOUSE	350.00
05/15/25	546516-53908-5000	05132025	VENDOR	CORRIE ALVAREZ	REIMB OF SEC DEPOSIT FOR CLUBHOUSE	425.00
09/17/25	546516-53908-5000	08022025	VENDOR	ILAYARAJA RENGASAMY	Clubhouse Deposit Refund	200.00
09/17/25	546516-53908-5000	08232025	VENDOR	ANDREA MELENDEZ	Clubhouse Deposit Refund	200.00
09/17/25	546516-53908-5000	08312025	VENDOR	KALIE PEREZ	Clubhouse Deposit Refund	200.00
09/17/25	546516-53908-5000	08302025	VENDOR	KALIE PEREZ	Clubhouse Deposit Refund	200.00
YTD Total						6,539.00
Annual Budget						\$2,000.00
Amount Remaining / (Budget overage)						(\$4,539.00)
% of Budget						327.0%
Account Name: Debris Cleanup						
02/05/25	546628-53908-5000	853076	VENDOR	YELLOWSTONE LANDSCAPE	TREE REPLACEMENTS	5,750.00
02/26/25	546628-53908-5000	864548	VENDOR	YELLOWSTONE LANDSCAPE	tree staking March 2025	5,500.00
YTD Total						11,250.00
Annual Budget						\$7,500.00
Amount Remaining / (Budget overage)						(\$3,750.00)
% of Budget						150.0%
Account Name: Garbage Collection						
10/29/24	546913-53908-5000	9319 101724 ACH	VENDOR	REPUBLIC SERVICES #696 ACH	WASTE	217.92
10/29/24	546913-53908-5000	JE000650			R/C Garbage Collection to Garbage Collection	(217.92)
11/25/24	546913-53908-5000	0696-001226343	VENDOR	REPUBLIC SERVICES #696 ACH	TRASH REMOVAL	225.96
12/24/24	546913-53908-5000	0696 001233419 ACH	VENDOR	REPUBLIC SERVICES #696 ACH	GARBAGE SERVICE JANUARY 2025	225.96
12/31/24	546913-53908-5000	JE000708			R/C Garbage Collection	(451.92)
01/23/25	546913-53908-5000	0696-001240122	VENDOR	REPUBLIC SERVICES #696 ACH	WASTE	225.96
01/31/25	546913-53908-5000	JE000734			R/C Garbage Collection	(225.96)
03/28/25	546913-53908-5000	0696-001247331	VENDOR	REPUBLIC SERVICES #696 ACH	trash pickup March 2025	225.96
03/31/25	546913-53908-5000	JE000788			R/C Garbage Collection	(255.96)
03/31/25	546913-53908-5000	JE000788			R/C Garbage Collection	255.96

Ventana Community Development District

Expenditure Report - General Fund

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(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
03/31/25	546913-53908-5000	JE000789			R/C Garbage Collection	(225.96)
04/25/25	546913-53908-5000	041725-4293 ACH	VENDOR	REPUBLIC SERVICES #696 ACH	WASTE	511.58
04/30/25	546913-53908-5000	0696-001264877	VENDOR	REPUBLIC SERVICES #696 ACH	WASTE	511.58
04/30/25	546913-53908-5000	JE000815			R/C Garbage Collection	(1,023.16)
05/13/25	546913-53908-5000	1023	VENDOR	REPUBLIC SERVICES #696 ACH	Credit Memo 000023	(511.58)
05/13/25	546913-53908-5000	JE000862			R/C Garbage Collection Credit Memo to correct Garbage Collection	511.58
06/06/25	546913-53908-5000	0696-001271845 ACH	VENDOR	REPUBLIC SERVICES #696 ACH	WASTE	516.58
06/06/25	546913-53908-5000	JE000883			Bank recon adj republic	290.62
06/09/25	546913-53908-5000	JE000880			Bank recon adj Republic	(285.62)
06/09/25	546913-53908-5000	JE000880			Bank recon adj Republic	285.62
06/30/25	546913-53908-5000	JE000898			R/C Garbage Collection	(290.62)
06/30/25	546913-53908-5000	JE000899			R/C Garbage Collection	(516.58)
07/01/25	546913-53908-5000	JE000884			Reverse Bank recon adj republic	(290.62)
07/31/25	546913-53908-5000	JE000925			R/C Garbage Collection	290.62
08/06/25	546913-53908-5000	0696-001285396 ACH	VENDOR	REPUBLIC SERVICES #696 ACH	WASTE	285.62
08/31/25	546913-53908-5000	041725-4293 ACH	VENDOR	REPUBLIC SERVICES #696 ACH	Credit Memo 000036	(511.58)
08/31/25	546913-53908-5000	JE000954			R/C Garbage Collection	511.58
09/05/25	546913-53908-5000	0696-001291952 ACH	VENDOR	REPUBLIC SERVICES #696 ACH	WASTE	285.62
09/30/25	546913-53908-5000	JE000968			R/C Garbage Collection	(571.24)
09/30/25	546913-53908-5000	0696-001299002 ACH	VENDOR	REPUBLIC SERVICES #696 ACH	WASTE	303.43
						YTD Total 303.43
						Annual Budget \$0.00
						Amount Remaining / (Budget overage) (\$303.43)
						% of Budget n/a

Account Name: Miscellaneous Maintenance

10/31/24	546922-53908-5000	MF 103124	VENDOR	MORALES FENCE INC.	FENCE REPAIRS	10,000.00
11/05/24	546922-53908-5000	3438	VENDOR	FIELDS CONSULTING GROUP LLC	SIGNS	450.00
11/07/24	546922-53908-5000	110724BAL	VENDOR	MORALES FENCE INC.	FENCE REPAIR	20,000.00
11/07/24	546922-53908-5000	6153	VENDOR	SPEAREM ENTERPRISES	PRESSURE WASHING	750.00
11/30/24	546922-53908-5000	JE000674			Rc Miscellaneous Maintenance to Repair & maintainance	(20,000.00)
11/30/24	546922-53908-5000	JE000675			Rc Miscellaneous Maintenance to Repair & maintainance	(10,000.00)
11/30/24	546922-53908-5000	JE000676			Rc Miscellaneous Maintenance to Amenity center	(450.00)
11/30/24	546922-53908-5000	JE000677			Rc Miscellaneous Maintenance to R&M pool	(750.00)
02/28/25	546922-53908-5000	JE000753			Debit memo DP	600.00
03/03/25	546922-53908-5000	JE000765			Debit memo DP	400.00
03/18/25	546922-53908-5000	JE000764			Debit memo DP	200.00
04/30/25	546922-53908-5000	JE000796			Debit memo	200.00
07/09/25	546922-53908-5000	3604	VENDOR	FIELDS CONSULTING GROUP LLC	July 25 Signs	250.00
07/09/25	546922-53908-5000	59828946	VENDOR	SUN CITY CENTER PLUMBING SERVICES INC	June 25 Sun City plumbing R&M	3,283.00
07/29/25	546922-53908-5000	202410334	VENDOR	LRI RESTORATIONS LLC	R/R down spout	268.00
08/08/25	546922-53908-5000	2247744	VENDOR	HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS	ALARM	100.00
08/08/25	546922-53908-5000	2247744	VENDOR	HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS	Credit Memo 000039	(100.00)
08/17/25	546922-53908-5000	23063	VENDOR	AFFORDABLE BACKFLOW	August 25 Affordable backflow R&M	50.00
08/31/25	546922-53908-5000	JE000944			Clear outstanding Journal	125.00
09/03/25	546922-53908-5000	20774	VENDOR	ITZ ELECTRIC CORP	AUGUST 25 TROUBLESHOOT AND REPLACE 2 POLE 30 A CIRCUITS	450.00
						YTD Total 5,826.00
						Annual Budget \$24,600.00
						Amount Remaining / (Budget overage) \$18,774.00
						% of Budget 23.7%

Account Name: Irrigation Maintenance

11/15/24	546930-53908-5000	805242	VENDOR	YELLOWSTONE LANDSCAPE	IRR REPAIRS	558.79
12/12/24	546930-53908-5000	821884	VENDOR	YELLOWSTONE LANDSCAPE	IRR REPAIRS 10/25/24	1,249.12
01/09/25	546930-53908-5000	39418708	VENDOR	SUN CITY CENTER PLUMBING SERVICES INC	IRR- REPLAIR BATHROOMS AND OUTDOOR SHOWER	774.00
02/14/25	546930-53908-5000	021425-8556	VENDOR	YELLOWSTONE LANDSCAPE	Repair irrigation	440.53
02/19/25	546930-53908-5000	861368	VENDOR	YELLOWSTONE LANDSCAPE	irrigation repair on 1.30.25	5,281.98
03/11/25	546930-53908-5000	875838	VENDOR	YELLOWSTONE LANDSCAPE	irrigation lateral line repair 2/13/25	440.53
03/16/25	546930-53908-5000	877452	VENDOR	YELLOWSTONE LANDSCAPE	irrigation repairs made on 2/27/25	5,802.93
05/07/25	546930-53908-5000	913008	VENDOR	YELLOWSTONE LANDSCAPE	IRRIGATION REPAIRS mAY 2025	2,313.43
05/28/25	546930-53908-5000	JE000834			Refund-Yellowstone Landscape	(440.53)
08/13/25	546930-53908-5000	973692	VENDOR	YELLOWSTONE LANDSCAPE	August 25 Irrigation R&M	61.28
						YTD Total 16,482.06
						Annual Budget \$15,000.00
						Amount Remaining / (Budget overage) (\$1,482.06)
						% of Budget 109.9%

Account Name: Amenity Center-Miscellaneous Facility

10/11/24	549133-53908-5000	2455297100124 ACH	VENDOR	CHARTER COMMUNICATIONS ACH	SERVICE 10/01/24-10/31/24	204.97
11/06/24	549133-53908-5000	35943	VENDOR	MHD COMMUNICATIONS	IT SERVICES	150.00
11/07/24	549133-53908-5000	35962	VENDOR	MHD COMMUNICATIONS	IT SERVICES	150.00
11/15/24	549133-53908-5000	36047	VENDOR	MHD COMMUNICATIONS	IT SERVICES	512.50
11/18/24	549133-53908-5000	0124 110124 ACH	VENDOR	CHARTER COMMUNICATIONS ACH	INTERNET	177.64
11/27/24	549133-53908-5000	36135	VENDOR	MHD COMMUNICATIONS	POOL GAZEBO CAMERA	75.00
11/30/24	549133-53908-5000	JE000676			Rc Miscellaneous Maintenance to Amenity center	450.00
12/09/24	549133-53908-5000	2455297120124	VENDOR	CHARTER COMMUNICATIONS ACH	SERVICE DATE 12/1-31/24	204.97
12/10/24	549133-53908-5000	36317	VENDOR	MHD COMMUNICATIONS	IT SERVICES	187.50
12/18/24	549133-53908-5000	36380	VENDOR	MHD COMMUNICATIONS	IT SERVICES	300.00
01/15/25	549133-53908-5000	2455297010125 ACH	VENDOR	CHARTER COMMUNICATIONS ACH	INTERNET	204.97
02/07/25	549133-53908-5000	2455297020125	VENDOR	CHARTER COMMUNICATIONS ACH	INTERNET	204.97
02/24/25	549133-53908-5000	202410248	VENDOR	LRI RESTORATIONS LLC	labor and materials roof repairs	850.00
03/07/25	549133-53908-5000	2455297030125	VENDOR	CHARTER COMMUNICATIONS ACH	SPECTRUM FOR march 2025	205.00
04/10/25	549133-53908-5000	2455297040125	VENDOR	CHARTER COMMUNICATIONS ACH	cable from 4.1.25-4.30.25	205.00
04/18/25	549133-53908-5000	37673	VENDOR	MHD COMMUNICATIONS	change guest wifi password	92.50
05/12/25	549133-53908-5000	2455297050125 ACH	VENDOR	CHARTER COMMUNICATIONS ACH	spectrum May 1-31 2025	205.00
05/15/25	549133-53908-5000	37911	VENDOR	MHD COMMUNICATIONS	playground camera Replacement May 2025	646.91
06/02/25	549133-53908-5000	202410311	VENDOR	LRI RESTORATIONS LLC	June 2025 repair pool gate hinges	400.00
06/09/25	549133-53908-5000	2455297060125 ACH	VENDOR	CHARTER COMMUNICATIONS ACH	June 2025 Spectrum	205.00

Ventana Community Development District

Expenditure Report - General Fund

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
06/10/25	549133-53908-5000	38164	VENDOR	MHD COMMUNICATIONS	June 2025 repositioning	93.75
07/08/25	549133-53908-5000	38454	VENDOR	MHD COMMUNICATIONS	July 25 MHD	262.50
07/08/25	549133-53908-5000	2455297070125 ACH	VENDOR	CHARTER COMMUNICATIONS ACH	July 25 Spectrum	205.00
07/17/25	549133-53908-5000	36658	VENDOR	MHD COMMUNICATIONS	July 25 MHD	37.50
07/18/25	549133-53908-5000	38491	VENDOR	MHD COMMUNICATIONS	July 25 MHD	37.50
07/21/25	549133-53908-5000	38505	VENDOR	MHD COMMUNICATIONS	July 25 MHD	112.50
08/11/25	549133-53908-5000	2455297080125 ACH	VENDOR	CHARTER COMMUNICATIONS ACH	August 25 Spectrum	205.00
08/28/25	549133-53908-5000	157223	VENDOR	INFRAMARK LLC	GOTOCOM- POSTAGE	417.92
09/08/25	549133-53908-5000	2455297090125	VENDOR	CHARTER COMMUNICATIONS ACH	SEPT 25 INTERNET SERVICE	205.00
09/10/25	549133-53908-5000	39018	VENDOR	MHD COMMUNICATIONS	SEPT 25 IT SERVICES FOR CAMERA ACCESS	112.50

YTD Total	7,321.10
Annual Budget	\$1,500.00
<i>Amount Remaining / (Budget overage)</i>	<i>(\$5,821.10)</i>
<i>% of Budget</i>	<i>488.1%</i>

Other Physical Environment Department Total: \$790,317.00

TOTAL EXPENDITURES & OTHER FINANCING USES: \$ 1,176,193.66

Ventana Community Development District
Expenditure Report - Series 2018 Debt Service Fund
For the Period(s) from Oct 01, 2024 to Sep 30, 2025
(Sorted by Department)

Posting			Trans.			
Date	Account #	Document #	Type	Vendor Name	Description	Amount

DEPARTMENT NAME: DEBT SERVICE PAYMENTS

Account Name: Principal Debt Retirement

05/01/25	571001-51701-5000	JE000852			Debt service payment principal	315,000.00
05/01/25	571001-51701-5000	JE000853			Debt service payment Interest	378,478.13
06/30/25	571001-51701-5000	JE000902			Principal Debt Retirement to Interest exp.	(378,478.13)
YTD Total						315,000.00
Annual Budget						\$315,000.00
<i>Amount Remaining / (Budget overage)</i>						\$0.00
<i>% of Budget</i>						100.0%

Account Name: Interest Expense

11/04/24	572001-51701-5000	JE000666			Debt service payment interest	378,478.13
06/30/25	572001-51701-5000	JE000902			Principal Debt Retirement to Interest exp.	378,478.13
YTD Total						756,956.26
Annual Budget						\$749,671.88
<i>Amount Remaining / (Budget overage)</i>						(\$7,284.38)
<i>% of Budget</i>						101.0%

Debt Service Payments Department Total:	\$1,071,956.26
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TOTAL EXPENDITURES & OTHER FINANCING USES:	\$ 1,071,956.26
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Ventana Community Development District
Expenditure Report - Series 2021 Debt Service Fund
For the Period(s) from Oct 01, 2024 to Sep 30, 2025
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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DEPARTMENT NAME: DEBT SERVICE PAYMENTS

Account Name: Principal Debt Retirement

05/01/25	571001-51701-5000	JE000843			Debt service payment Principal	40,000.00
						YTD Total 40,000.00
						Annual Budget \$40,000.00
						Amount Remaining / (Budget overage) \$0.00
						% of Budget 100.0%

Account Name: Interest Expense

11/01/24	572001-51701-5000	JE000659			Debt service payment interest	28,171.88
05/01/25	572001-51701-5000	JE000842			Debt service payment Interest	28,171.88
						YTD Total 56,343.76
						Annual Budget \$55,893.76
						Amount Remaining / (Budget overage) (\$450.00)
						% of Budget 100.8%

Debt Service Payments Department Total:	\$96,343.76
--	--------------------

DEPARTMENT NAME: OTHER SOURCES/USES

Account Name: Operating Transfers-Out

09/30/25	591000-58150-5000	JE001015			Post Reclass to Close CP Fund	2.07
						YTD Total 2.07
						Annual Budget \$0.00
						Amount Remaining / (Budget overage) (\$2.07)
						% of Budget n/a

Other Sources/Uses Department Total:	\$2.07
---	---------------

TOTAL EXPENDITURES & OTHER FINANCING USES:	\$ 96,345.83
---	---------------------

Ventana Community Development District
Expenditure Report - Series 2021 Capital Projects Fund
For the Period(s) from Oct 01, 2024 to Sep 30, 2025
(Sorted by Department)

Posting			Trans.				
Date	Account #	Document #	Type	Vendor Name	Description		Amount

DEPARTMENT NAME: OTHER SOURCES/USES

Account Name: Operating Transfers-Out

05/01/25	591000-58150-5000	JE000872			Transfer from 2005S to 2004S Aug month entry		2.07
09/30/25	591000-58150-5000	JE001014			Reclass Transfer from 2005s to 2004s to clear out CP Fund		2.07
09/30/25	591000-58150-5000	JE001014			Reclass Transfer from 2005s to 2004s to clear out CP Fund		(2.07)
							YTD Total 2.07
							Annual Budget \$0.00
							<i>Amount Remaining / (Budget overage)</i> (\$2.07)
							<i>% of Budget</i> n/a

Other Sources/Uses Department Total:	\$2.07
---	---------------

TOTAL EXPENDITURES & OTHER FINANCING USES:	\$ 2.07
---	----------------



Proposal #: 634741

Date: 11/20/2025

From: Jason Geary

**Landscape Enhancement Proposal for
Ventana CDD**

Lisa Castoria
Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544
lisa.castoria@inframark.com

LOCATION OF PROPERTY

11101 Ventana Groves Boulevard
Riverview, FL 33578

11/2025 Down Zone Controller 3

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	7	\$75.00	\$525.00
Irrigation Parts	1	\$485.00	\$485.00

- Zone 5 Not Shutting Off and Needs to Be Locate and Replaced

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Ventana CDD

Subtotal	\$1,010.00
Sales Tax	\$0.00
Proposal Total	\$1,010.00

THIS IS NOT AN INVOICE



Proposal #: 634762

Date: 11/20/2025

From: Jason Geary

**Landscape Enhancement Proposal for
Ventana CDD**

Lisa Castoria
Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544
lisa.castoria@inframark.com

LOCATION OF PROPERTY

11101 Ventana Groves Boulevard
Riverview, FL 33578

11/2025 Main Line Leak Symmes Exit

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	10	\$75.00	\$750.00
Irrigation Parts	1	\$150.00	\$150.00

- Main Line Leak found at the Symmes entry exit side
- Need to Excavate area and Repair as Needed

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Ventana CDD

Subtotal	\$900.00
Sales Tax	\$0.00
Proposal Total	\$900.00

THIS IS NOT AN INVOICE



Proposal #: 634770

Date: 11/20/2025

From: Jason Geary

**Landscape Enhancement Proposal for
Ventana CDD**

Lisa Castoria
Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544
lisa.castoria@inframark.com

LOCATION OF PROPERTY

11101 Ventana Groves Boulevard
Riverview, FL 33578

11/2025 Controller 3 Module Alarm

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	10	\$75.00	\$750.00
Irrigation Parts	1	\$550.00	\$550.00

- Found Module Alarm on the Controller
- Need to Investigate and Determine the issue causing the System Failure

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Ventana CDD

Subtotal	\$1,300.00
Sales Tax	\$0.00
Proposal Total	\$1,300.00

THIS IS NOT AN INVOICE



Proposal #: 634775

Date: 11/20/2025

From: Jason Geary

**Landscape Enhancement Proposal for
Ventana CDD**

Lisa Castoria
Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544
lisa.castoria@inframark.com

LOCATION OF PROPERTY

11101 Ventana Groves Boulevard
Riverview, FL 33578

11/2025 Down Zones Controller 3

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	7	\$75.00	\$525.00
Irrigation Parts	1	\$485.00	\$485.00

- Zone 26 Not coming on and Needs to be Investigates to determine and repair issue.
- Issues Ranging From Bad Decoder, Solenoid, Cut wires, Bad Splices

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Ventana CDD

Subtotal	\$1,010.00
Sales Tax	\$0.00
Proposal Total	\$1,010.00

THIS IS NOT AN INVOICE



Proposal #: 634779

Date: 11/20/2025

From: Jason Geary

**Landscape Enhancement Proposal for
Ventana CDD**

Lisa Castoria
Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544
lisa.castoria@inframark.com

LOCATION OF PROPERTY

11101 Ventana Groves Boulevard
Riverview, FL 33578

11/2025 Down Zones Controller 1

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	15	\$75.00	\$1,125.00
Irrigation Parts	1	\$970.00	\$970.00

- Zones 11 and 73 Not Seen operational
- Need to Investigate and Determine issues and Repair as Needed
- Issues Ranging from Bad Decoders, solenoids, cut wires

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Ventana CDD

Subtotal	\$2,095.00
Sales Tax	\$0.00
Proposal Total	\$2,095.00

THIS IS NOT AN INVOICE



Proposal #: 634785

Date: 11/20/2025

From: Jason Geary

**Landscape Enhancement Proposal for
Ventana CDD**

Lisa Castoria
Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544
lisa.castoria@inframark.com

LOCATION OF PROPERTY

11101 Ventana Groves Boulevard
Riverview, FL 33578

11/2025 Down Zone Controller 1

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	7	\$75.00	\$525.00
Irrigation Parts	1	\$485.00	\$485.00

- Zone 8 Not Working
- Walkibuki Viburnum Stressing out along the Fence line

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Ventana CDD

Subtotal	\$1,010.00
Sales Tax	\$0.00
Proposal Total	\$1,010.00

THIS IS NOT AN INVOICE



Proposal #: 634787

Date: 11/20/2025

From: Jason Geary

**Landscape Enhancement Proposal for
Ventana CDD**

Lisa Castoria
Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544
lisa.castoria@inframark.com

LOCATION OF PROPERTY

11101 Ventana Groves Boulevard
Riverview, FL 33578

11/2025 General Repairs Controller 3

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	16	\$75.00	\$1,200.00
Irrigation Parts	1	\$487.50	\$487.50

- General Repairs Needed throughout the Property
- Broken Heads, Drip, Laterals, Clogged Nozzles

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Ventana CDD

Subtotal	\$1,687.50
Sales Tax	\$0.00
Proposal Total	\$1,687.50

THIS IS NOT AN INVOICE



Proposal #: 634792

Date: 11/20/2025

From: Jason Geary

**Landscape Enhancement Proposal for
Ventana CDD**

Lisa Castoria
Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544
lisa.castoria@inframark.com

LOCATION OF PROPERTY

11101 Ventana Groves Boulevard
Riverview, FL 33578

11/2025 Controller 2 General Repairs

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	23	\$75.00	\$1,725.00
Irrigation Parts	1	\$761.50	\$761.50

- General Repairs Needed through out the Property
- Broken Sprays, Laterals, Drip, Clogged Nozzles

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Ventana CDD

Subtotal	\$2,486.50
Sales Tax	\$0.00
Proposal Total	\$2,486.50

THIS IS NOT AN INVOICE



Ventana Community Development District Waterway Inspection Report



Reason for Inspection:
Quality Assurance

Inspection Date:

12/1/2025

Prepared for:
Ventana
Community Development District

Prepared by:
Jacob Adams, Project Manager & Biologist

www.AdvancedAquatic.com
lakes@advancedaquatic.com

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



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www.AdvancedAquatic.com
lakes@advancedaquatic.com

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



Site Assessments

Pond 1

Comments:

Site Looks Good

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



Pond 2

Comments:

Site Looks Good

The Slender Spike Rush was treated previously and positive results have been seen. A minimal amount of decaying Slender Spike Rush was observed in a few small areas around the shoreline perimeter. Follow up treatments will be performed to continue to reduce this new growth. No issues were observed with algae or shoreline weeds.



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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



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. Shoreline weeds have been treated on the exposed shoreline perimeter.



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.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



Site Assessments

Pond 5

Comments:

Site Looks Good

The water level has continued to drop, and is at a low level. A few small patches of Slender Spike Rush on the exposed shoreline were previously treated and positive results were seen. No issues were observed with algae, other submersed weeds, or shoreline weeds.



Pond 6

Comments:

Normal Growth Observed

The water level is currently low. Slender Spike Rush was observed on the exposed bank, most of this growth has been previously treated and positive results were seen. The remainder will be targeted for treatment during the upcoming visits. No other issues were observed.



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lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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Site Assessments

Pond 7

Comments:

Site Looks Good

Shoreline weeds were treated previously and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has continued to drop and is low.



Pond 8

Comments:

Site Looks Good

Shoreline weeds were previously targeted for treatment and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The large erosion area is still present.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



Site Assessments

Pond 9

Comments:

Site Looks Good

A very minimal amount of Baby Tears was observed around the shoreline perimeter just below the water surface. If any issues with Baby Tears are observed, treatments will be performed. The water level is currently low. No issues were observed with algae or shoreline weeds.



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.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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

1-800-491-9621



Waterway Inspection Report | Page 7

Map



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



ADVANCED AQUATIC SERVICES, Inc.
- INFLOW PIPE REPAIR PROPOSAL- Pond #3 and #10

November 21, 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:

Pond #3- Install fill dirt and 57 rock to support both concrete aprons and prevent flotation. Wrap both with 6-8" rip rap 3 feet around. (Some dirt may need to be removed to wrap the rip rap all the way around).

Cost to Client: \$2,280.00

Client Initials: _____

Pond #10- Install fill dirt and 57 rock to support both concrete aprons and prevent flotation. Wrap both with 6-8" rip rap 3 feet around. (Some dirt may need to be removed to wrap the rip rap all the way around).

Cost to Client: \$2,280.00

Client Initials: _____

The map is attached for reference.

- 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: _____ Date: _____

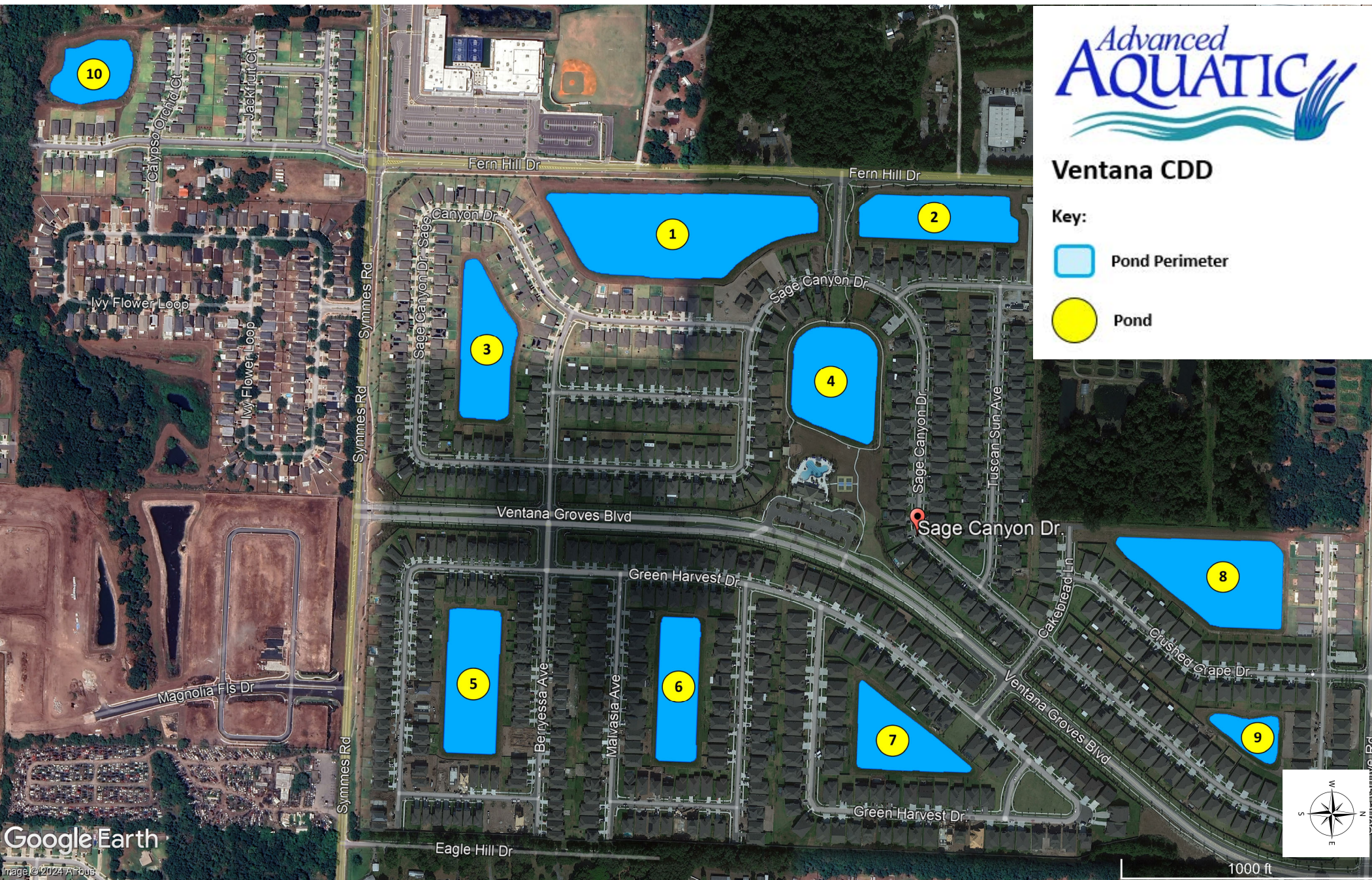
Print Name: _____

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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

1-800-491-9621





Ventana CDD

Wednesday, 03 December 2025

Prepared For Board Of Supervisors

15 Items Identified

15 Items Incomplete

Nathan Neidlinger

Field Inspection Coordinator



SCAN HERE
For Our Services

Items 1

Assigned To: Yellowstone

Please remove the dead plant material from the fence line on Symmes Rd.



Items 2

Assigned To: Yellowstone

Please clean up any dead underbrush from the palms at the monument on Symmes/Ventana Groves.



Items 3

Assigned To: Yellowstone

Please trim off any low hanging palm branches at the monument on Symmes/Ventana Groves. Also please evaluate this palm tree, we may need a proposal to remove it.



Items 4

Assigned To: Yellowstone

Please clean up any dead plant material from the fence line on Fern Hill.



Items 5

Assigned To: Yellowstone

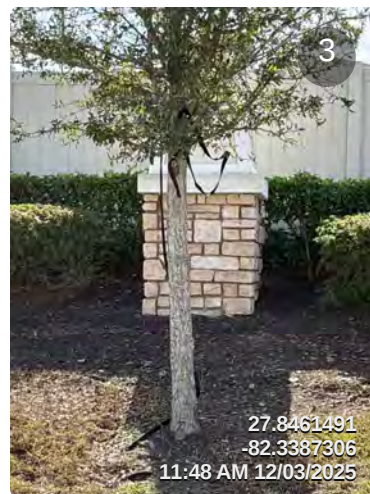
Please evaluate these palms on Field Blend Ct and provide a proposal to remove if necessary.



Items 6

Assigned To: Yellowstone

Please clean up the sucker growth on the trees along Cone Grove Rd. Also, any loose support straps should be reattached or removed if no longer needed.



Items 7

Assigned To: Yellowstone

Any dead plant material should be removed from the plant bed at Cone Grove/Crushed Grape.



Items 8

Assigned To: Yellowstone

Please remove any dead plant material from the fence line of Ventana Groves Blvd.



Items 9

Assigned To: Yellowstone

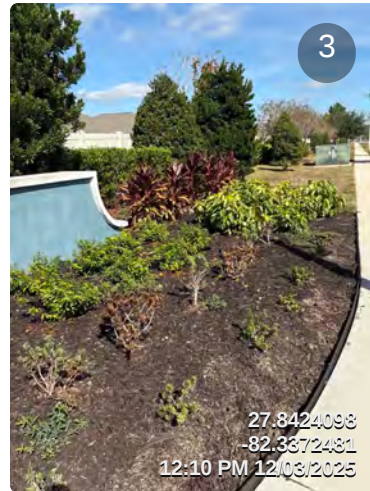
Please inspect the wilted plant material along the west fence line near the Symmes/Ventana Groves entrance.



Items 10

Assigned To: Yellowstone

Please remove all dead plant material from the entrance at Cakebread Ln/Ventana Groves.



Items 11

Assigned To: Yellow

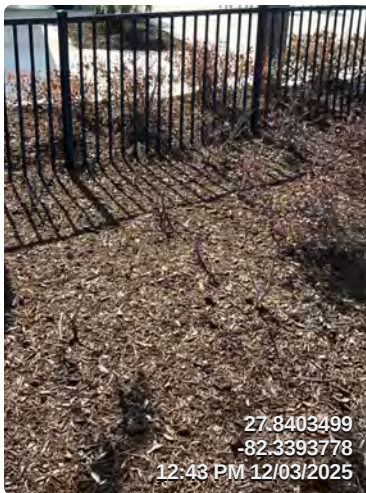
Please trim and lift trees as needed around the triangle island on Green Harvest Dr.



Items 12

Assigned To: Yellowstone/Onsite

Please redistribute the mulch in the playground behind the amenity center, ground material from underneath is showing through.



Items 13

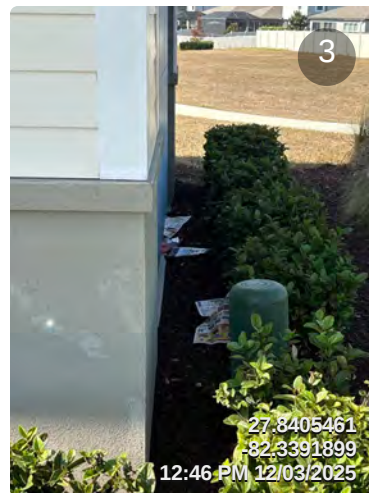
Assigned To: Yellowstone

Please remove any dead plant material from the fence line around the pool.

Items 14

Assigned To: Yellowstone/Onste

Please be sure to pick up trash/debris around the mailboxes at the amenity center.



Items 15

Assigned To: Yellowstone

Please investigate the cause of so much dead grass around the sidewalk from the mailboxes to Ventana Groves.



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**

[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](#)

 **We're online** 



Neptune Multi services LLC

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

Estimate

Estimate No: 171
 Date: 09/03/2025

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

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

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

Total \$5,054.40

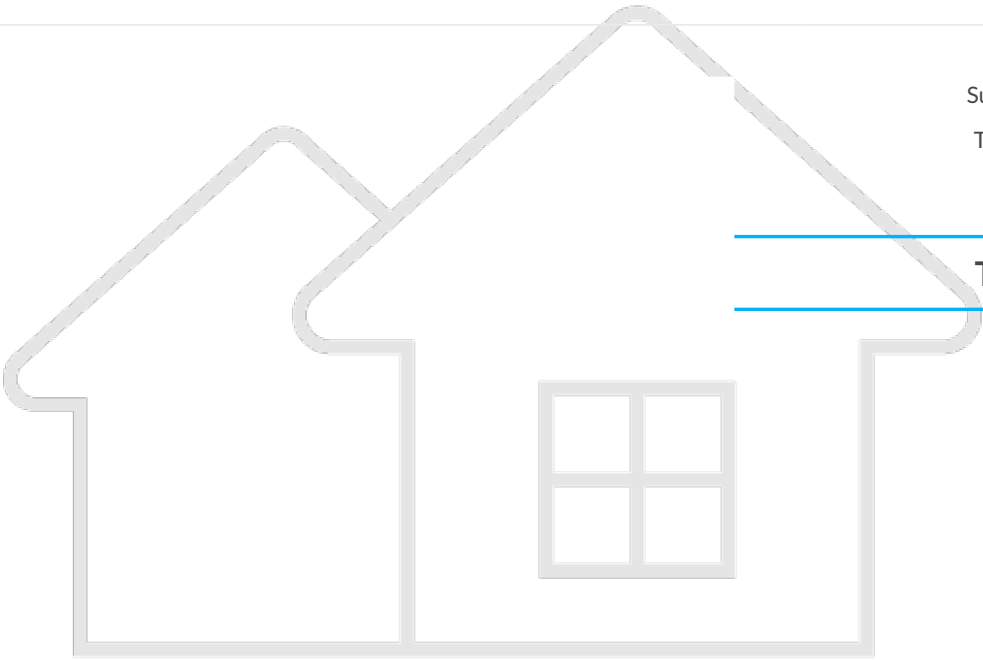


Photo 1





Neptune Multi services LLC

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

Estimate

Estimate No: 173
 Date: 09/03/2025

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

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

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

Total \$1,944.00

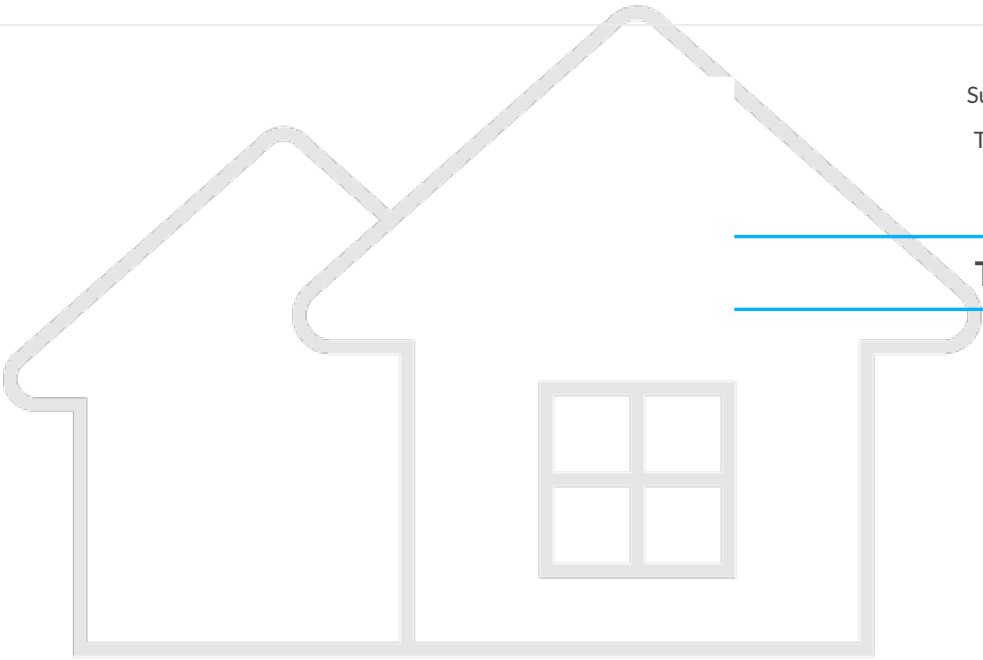


Photo 1

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

Model #: WB261948GN



EXCLUSIVE BRANDS





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

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

Phone: 656-247-3501

Quotation valid until 10/31/2025

Prepared by: **Nate Montagna**

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

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

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

By: Nathaniel Montagna

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.