



Rizzetta & Company

# The Verandahs Community Development District

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**Board of Supervisors Meeting  
April 2, 2024**

**District Office:  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, Florida 33544  
813.994.1001**

[www.theverandahscdd.org](http://www.theverandahscdd.org)

## **THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT**

The Verandahs Clubhouse, 12375 Chenwood Ave., Hudson, FL 34669

<b>Board of Supervisors</b>	Stanley Haupt Thomas May Tracy Mayle Sarah Nesheiwat Cheryl Michael	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Matthew Huber	Rizzetta & Company, Inc.
<b>District Manager</b>	Sean Craft	Rizzetta & Company, Inc.
<b>District Counsel</b>	Kathryn "KC" Hopkinson	Straley Robin & Vericker
<b>District Engineer</b>	Giacomo Licari	Dewberry Engineering, Inc.

### **All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

# THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001  
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614

March 26, 2024

**Board of Supervisors  
The Verandahs Community  
Development District**

## AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of The Verandahs Community Development District will be held on Tuesday, April 2, 2024 at 6:30 p.m., at the Verandahs Amenity Center, 12375 Chenwood Ave., Hudson, FL 34669. The following is the agenda for the meeting:

### BOS MEETING:

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **STAFF REPORTS**
  - A. Solitude
    - i. Review of Aquatics Inspection Report ..... Tab 1
  - B. Landscape Inspection Specialist
    - i. Review of Landscape Inspection Report  
(Under Separate Cover)
  - C. Yellowstone
    - i. Review of Landscape Comments  
(Under Separate Cover)
  - D. Hi-Trim
    - i. Review of Hi Trim Report ..... Tab 2
  - E. District Counsel
    - i. Discussion on Ethics Training ..... Tab 3
  - F. District Engineer
    - i. Consideration of Proposals for Restoration  
of Stormwater Cleanup Structures ..... Tab 4
  - G. District Clubhouse Manager
    - i. Review of Clubhouse Manager Report ..... Tab 5
  - H. District Manager
    - i. Review of District Manager’s Report ..... Tab 6
    - ii. Review of 1<sup>st</sup> Quarter Website Compliance Audit Report . Tab 7
4. **BUSINESS ITEMS**
  - A. Consideration of Proposal for Relocation of Tree  
(Under Separate Cover)

**5. BUSINESS ADMINISTRATION**

- A. Consideration of Minutes of the Board of Supervisors  
Regular Meeting held on March 5, 2024 ..... Tab 8
- B. Consideration of Operation & Maintenance  
Expenditures for February 2024 ..... Tab 9

**6. SUPERVISOR REQUESTS**

**7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, or need to obtain a copy of the full agenda, please do not hesitate to contact Sean Craft at [scraft@rizzetta.com](mailto:scraft@rizzetta.com).

Sincerely,

*Sean Craft*

Sean Craft  
District Manager

Tab 1

# SOLITUDE

LAKE MANAGEMENT



## The Verandahs CDD Waterway Inspection Report

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**Reason for Inspection:** Scheduled-recurring

**Inspection Date:** 2024-03-14

**Prepared for:**

District Manager  
Rizzetta & Company

**Prepared by:**

Jason Diogo, Aquatic Biologist

Wesley Chapel Field Office  
SOLITUDELAKEMANAGEMENT.COM  
888.480.LAKE (5253)

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Pg

**SITE ASSESSMENTS**

PONDS130,F50,210 \_\_\_\_\_ 3

PONDS230,220,10 \_\_\_\_\_ 4

PONDS20,30,60 \_\_\_\_\_ 5

PONDS 40 \_\_\_\_\_ 6

**MANAGEMENT/COMMENTS SUMMARY** \_\_\_\_\_ 6, 7

**SITE MAP** \_\_\_\_\_ 8

130

**Comments:**

Treatment in progress

Site has seen a 50% decrease in algae growth and 80% reduction in submersed growth between treatments. We can expect more progress following March service.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



February 2024



March 2024

F50

**Comments:**

Site looks good

The floating Salvinia that was present in Feb is all gone, as of our March inspection.

**Action Required:**

Routine maintenance next visit

**Target:**



February 2024



March 2024

210

**Comments:**

Normal growth observed

Very minor algae sprouting along the shallow perimeter. Treatment applied during March service. Expect 7-10 days for results.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



March 2024



March 2024



230

**Comments:**

Normal growth observed  
Very minor shoreline weed growth on newly exposed bank. Expect 2 weeks for results following treatment.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds



March 2024



March 2024

220

**Comments:**

Normal growth observed  
Algae has begun developing along the shallow perimeter. Treatment will be applied during the 2nd March visit. Expect 10-14 days for results.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



March 2024



March 2024

10

**Comments:**

Normal growth observed  
Minor surface algae developing along the perimeter. Expect 7-10 days for results following upcoming service visit.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



March 2024



March 2024

Site: 20

Comments:

Site looks good  
No issues observed at the time of inspection.



March 2024



March 2024

Action Required:

Routine maintenance next visit

Target:

Site: 30

Comments:

Normal growth observed  
Minor algae developing along the shoreline. Expect 7-10 days for results, following treatment.



March 2024



March 2024

Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 60

Comments:

Normal growth observed  
Minor shoreline weed growth noted along the perimeter. No other issues observed at the time of inspection.



March 2024



March 2024

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 40

**Comments:**

Normal growth observed

Minor Torpedograss noted along the exposed banks. Invasive Limpograss in the littoral shelf is in the early stages of decomposition(right).

**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss



March 2024



March 2024

**Management Summary**

During this month's inspection there was a good bit of algae developing in most of the ponds. The majority of the growth was minimal and easily managed. During the first March visit there wasn't nearly as much growth. The second service visit is scheduled for the final week in March and we'll be concentrating our efforts on getting all this algae treated.

These heavy blooms are very typical during early Spring. Warmer temps coupled with Spring fertilizing schedules feed the growth that has been dormant throughout most of the Winter. The first bloom is usually the most aggressive, but we can expect to see more consistent activity as we head into the warmer months.

Site 130 has what appears to be the worst of all the algae growth, but the main issue is the submersed weeds in the pond. These weeds can grow pretty dense and top out, giving algae more surface area to anchor itself to. During the Feb maintenance, both the algae and submersed weeds were treated. The algae usually falls out in 2 weeks, but the submersed weeds take about 6-8 weeks for complete results. When we came out in March, the submersed weeds were showing signs of decomposition and can be seen turning brown in this month's photo. The algae is still there, but only in the areas where submersed weeds are present. Once the submersed growth is fully under control, we'll see less algae. We'll revisit this site during next month's inspection.

Feel free to reach out if there are any questions or concerns: [jason.diogo@solitudelake.com](mailto:jason.diogo@solitudelake.com)

Thanks for choosing Solitude Lake Management!

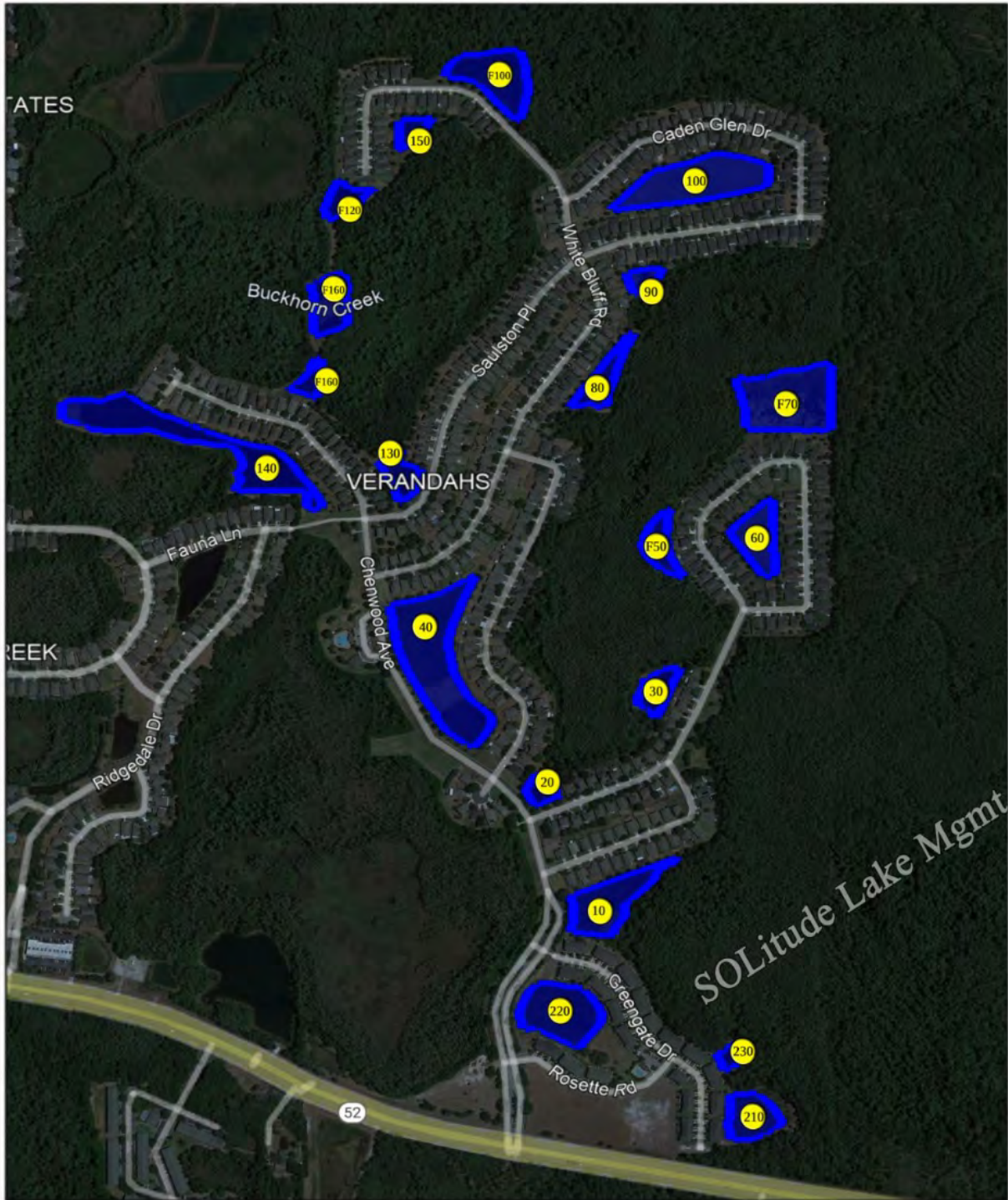
Site	Comments	Target	Action Required
130	Treatment in progress	Surface algae	Routine maintenance next visit
F50	Site looks good		Routine maintenance next visit
210	Normal growth observed	Surface algae	Routine maintenance next visit
230	Normal growth observed	Shoreline weeds	Routine maintenance next visit
220	Normal growth observed	Surface algae	Routine maintenance next visit
10	Normal growth observed	Surface algae	Routine maintenance next visit
20	Site looks good		Routine maintenance next visit
30	Normal growth observed	Surface algae	Routine maintenance next visit
60	Normal growth observed	Shoreline weeds	Routine maintenance next visit
40	Normal growth observed	Torpedograss	Routine maintenance next visit



# The Verandahs CDD

Hudson, FL

1-888-480-5253



NPM 04/2022

Tab 2

# HIGH TRIM

9425 Osceola Dr.  
New Port Richey, FL 34654  
727-514-3889

To Whom it May Concern:

High Trim performed the monthly trimming of the conservation in the red areas on March 12<sup>th</sup>, 2024.



Thank you,  
Kristina Nordman  
Office Assistant

BEFORE

AFTER







Tab 3

## ETHICS TRAINING REQUIREMENTS AND OPTIONS

As a Community Development District elected official to the Board of Supervisors, you are required to “complete 4 hours of ethics training each calendar year which addresses, at a minimum, Section 8, Article II of the [Florida] State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of this state.”

Officials should complete the required training as close as possible to the date they assume office; however, the deadline is officially December 31<sup>st</sup> of each calendar year.

- A newly elected official who assumes a new office on or before March 31<sup>st</sup> must complete the annual training on or before December 31<sup>st</sup> of that year. However, if the individual takes office after March 31<sup>st</sup>, he or she is not required to complete the training until the next calendar year.

Training MUST Include:

- Article II, Section 8 of the Florida Constitution
- Part III, Chapter 112, Florida Statutes (Code of Ethics)
- Public Records
- Public Meetings (Sunshine Law)

Reporting Completed Training:

- There is a check box on the Form 6 and the Form 1 for Constitutional officers, elected municipal officers, and others to certify that they completed the required training. The training is a calendar year requirement and corresponds to the form year.
- Constitutional officers, elected municipal officers, and others should keep track of all ethics training they complete. The Florida Commission on Ethics does NOT track officers’ completed hours of training.

Available Training Options:

- Free Materials:
  - Florida Commission on Ethics
    - <https://ethics.state.fl.us/Training/Training.aspx>
  - Florida Attorney General
    - <https://www.myfloridalegal.com/open-government/training>
- Paid Materials:
  - Florida Association of Special Districts
    - <http://www.fasd.com/ethics-for-special-districts>
    - This is a cost paid by each Supervisor, individually (\$79.00)
  - District Counsel – Straley Robin Vericker
    - Straley Robin Vericker is offering the required Ethics Training to be done either by Zoom or in person during either a District Meeting and/or a District Workshop (this can be split up into 2 sections)
    - This is a cost paid by the District for the Supervisors (hourly rate)

Tab 4



Crosscreek Environmental Inc.

111 61st Street East  
 Palmetto, FL 34221  
 admin@crosscreekenv.com

Estimate

Date	Estimate #
2/9/2024	11312
PO #	

Name / Address
Rizzetta & Company, Inc. Sean Craft 5844 Old Pasco Rd. Wesley Chapel, FL 33544

\* Estimate Good For 30 Days

Description	Qty	Rate	Total
Restoration of stormwater structures in The Verandahs CDD per Dewberry Engineering report dated June 29th, 2023			
Pond 20 MES 18 Use sediment from erosion in the pond to reform area back to grade. Install geofabric around structure, pin in place, install rip-rap on top of geofabric.	1	950.00	950.00
Pond 20 MES 55 Use sediment from erosion in the pond to reform area back to grade. Install geofabric around structure, pin in place, install rip-rap on top of geofabric.	1	950.00	950.00
Pond 30 MES 30 Use sediment from erosion in the pond to reform area back to grade. Install geofabric around structure, pin in place, install rip-rap on top of geofabric.	1	950.00	950.00
Pond 40 MES 102 Remove existing rip rap, import fill, place and compact fill around structure to releve. Fill existing cracks with hydraulic cement, install geofabric around structure, pin in place, install rip-rap on top of geofabric. No warranty is given on this repair, the structure may need to be replaced in the future.	1	1,950.00	1,950.00
Pond 90 MES 155 Use sediment from erosion in the pond to reform area back to grade. Install geofabric around structure, pin in place, install rip-rap on top of geofabric. Structure will need to be partially exposed to complete this task.	1	975.00	975.00
Pond 100 MES 173 Use sediment from erosion in the pond to reform area back to grade. Install geofabric around structure, pin in place, install rip-rap on top of geofabric.	1	950.00	950.00
Pond 100 MES 176 Use sediment from erosion in the pond to reform area back to grade. Install geofabric around structure, pin in place, install rip-rap on top of geofabric.	1	975.00	975.00
Please sign and return if accepted	<b>Total</b>		

\*\* All warranties exclude acts of God.  
 \*\* There is a 3.5% fee for all payments made via credit card.



Crosscreek Environmental Inc.

111 61st Street East  
 Palmetto, FL 34221  
 admin@crosscreekenv.com

Estimate

Date	Estimate #
2/9/2024	11312
PO #	

Name / Address
Rizzetta & Company, Inc. Sean Craft 5844 Old Pasco Rd. Wesley Chapel, FL 33544

\* Estimate Good For 30 Days

Description	Qty	Rate	Total
30% deposit due prior to commencement of work. Amount to be deducted from final invoice.			
Please sign and return if accepted		<b>Total</b>	<b>\$7,700.00</b>

\*\* All warranties exclude acts of God.  
 \*\* There is a 3.5% fee for all payments made via credit card.



# Steadfast Environmental, LLC

30435 Commerce Drive Ste 102 | San Antonio, FL 33576  
 813.836.7940 | office@steadfastenv.com  
 www.SteadfastEnv.com

# Proposal

**Date** 3/25/2024 **Proposal #** 1117

Customer Information		Project Information	
Dewberry Giacomo Licari 1000 N. Ashley Drive, Suite 801 Tampa, FL 33602-3718	<b>Contact</b>  <b>Phone</b> 813.327.7044  <b>E-mail</b> glicari@Dewberry.com  <b>Account #</b>	Verandahs CDD MES Erosion Repair	Verandahs Erosion Repair
		<b>Proposal Prepared By:</b>	Lee Smith
		<b>Type Of Work</b>	Erosion Rep.

Steadfast Environmental, LLC. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
Steadfast crew to repair erosion areas around MES using 3 different repair methods.		0.00
Repair Method 1: Fill and compact dirt around and under structure to stabilize. Erosion control fabric will be toed in and layed over top of dirt, and about an 18" barrier of 57 stone will be added on top of this fabric, around the 3 exposed sides of the structure to hold in the sediment. Then, Rip Rap boulders will be added around all 3 sides as well to slow down the water velocity.  MES receiving this repair method: 18, 55, 30, 155, 176, 173, + 2 extras  Important Note for this method: Amount of work to be completed in these areas is dependent on the water level. Ideally, the goal is to fully cover each side of each structure with material. But, higher water levels may prevent this. We will complete as much as possible and what is accessible at the time of repair. If water levels lower, we can come back out and fully cover all sides of structures.		10,575.00
Repair Method 2: Application of Herbicide/Algaecide to kill and clear out vegetation blocking the flow of water through the structures.  MES receiving this repair method: 60, 76, 156		375.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

**Total**

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_ Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_



# Steadfast Environmental, LLC

30435 Commerce Drive Ste 102 | San Antonio, FL 33576  
 813.836.7940 | office@steadfastenv.com  
 www.SteadfastEnv.com

# Proposal

**Date** 3/25/2024 **Proposal #** 1117

Customer Information		Project Information	
Dewberry Giacomo Licari 1000 N. Ashley Drive, Suite 801 Tampa, FL 33602-3718	<b>Contact</b>  <b>Phone</b> 813.327.7044  <b>E-mail</b> glicari@Dewberry.com  <b>Account #</b>	Verandahs CDD MES Erosion Repair	Verandahs Erosion Repair
		<b>Proposal Prepared By:</b>	Lee Smith
		<b>Type Of Work</b>	Erosion Rep.

Steadfast Environmental, LLC. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
Repair Method 3: Broken Structure will be repaired by utilizing a mini Skid Steer with pallet forks to lift the broken section of the skirt back in to place to best match its original position. Fill dirt will be added and compacted under structure to repair erosion and hold the structure in place. Concrete will then be used to patch the cracks and resurface the structure so that it is solid and stable.  MES receiving this repair method: 102		5,175.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

<b>Total</b>	\$16,125.00
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I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_ Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_



Tab 5

Operations Report – March 2024

*The Verandahs*  
COMMUNITY DEVELOPMENT DISTRICT

12375 Chenwood Avenue Hudson, Florida 34669  
(727) 933-5050 ~ verandahsclubhouse@outlook.com

**Clubhouse Operations/Maintenance Updates**

- Ongoing Disinfectant cleaning of Gym

**Vendor Services Performed and/or Site Visits**

- Cleaning Service every Monday

**Facility Usage:**

- 3/7/2024: Men's Bible Study
- 3/14/2024: Mens's Bible Study
- 3/18/2024: Women's Bible Study
- 3/18/2024: CCR Meeting
- 3/19/2024: ACC Meeting
- 3/21/2024: Men's Bible Study
- 3/25/2024: Women's Bible Study
- 3/26/2024: HOA Townhouse

**Resident Payment Log**



Rizzetta & Company

- Clubhouse Rental: M. Roof
- Clubhouse Rental: Kristen Foster
- Clubhouse Rental: Amanda L. Walker

#### **Debit Card Reimbursement Log**

- **Amazon: Monthly 14.99**
- **Amazon: 300.41**
- **Walmart: 149.80**
- **Amazon Return: 175.00/65.99**

#### Suggestions/Concerns:

- Residents leave the coffee pot on  
And when I come in the coffee pot  
Is very hot. Should we get a new  
Coffee pot With automatic shut off.
- Fire Extinguishers Serviced.



Tab 6



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Meeting:**  
May 7th @ 6:30 PM

**District  
Manager's  
Report**

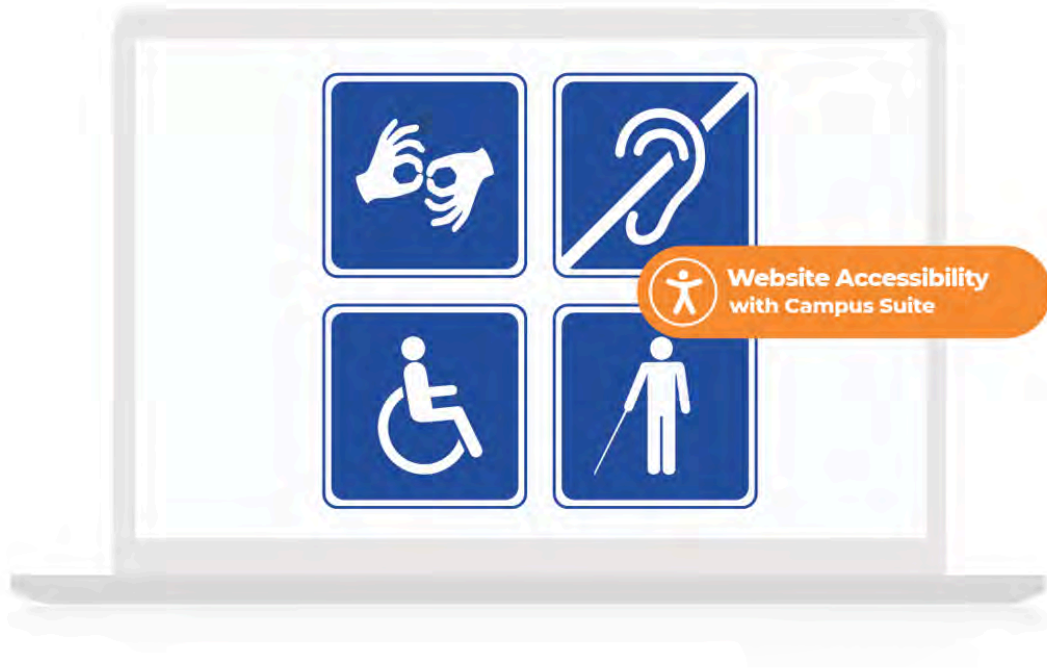
April 2

**2024**

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<u>FINANCIAL SUMMARY</u>	2/29/2024
General Fund Cash & Investment Balance:	\$629,806
Reserve Fund Cash & Investment Balance:	\$221,585
Debt Service Fund Investment Balance:	\$402,888
<b>Total Cash and Investment Balances:</b>	<b>\$1,254,279</b>
<b>General Fund Expense Variance: \$39,764</b>	<b>Under Budget</b>

Tab 7



# Quarterly Compliance Audit Report

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## The Verandahs

**Date:** March 2024 - 1st Quarter

**Prepared for:** Scott Brizendine

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Jason Morgan - *Campus Suite Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

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# Compliance Audit Overview

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

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

## Compliance Criteria

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



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

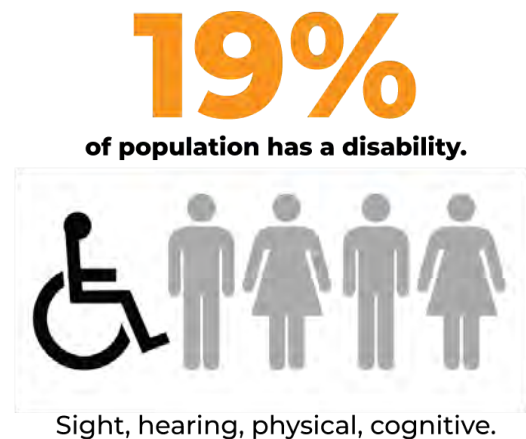
## Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



## Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



## Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



## Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>



## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitertools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>



## **Making PDFs accessible**

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

*Helpful articles:* <http://webaim.org/techniques/acrobat/acrobat>



## **Making videos accessible**

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

*Helpful article:* <http://webaim.org/techniques/captions>



## **Making forms accessible**

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

*Helpful article:* <http://webaim.org/techniques/forms>



## **Alternate versions**

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.





## **Feedback for users**

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## **Other related requirements**

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 8

**MINUTES OF MEETING**

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

**THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of The Verandahs Community Development District was held on **Tuesday, March 5, 2024, at 6:30 p.m.** at the Verandahs Amenity Center, 12375 Chenwood Avenue, Hudson, Florida 34669.

**Present and Constituting a Quorum:**

Stanley Haupt	<b>Board Supervisor, Chair</b>
Thomas May	<b>Board Supervisor, Vice Chair</b>
Cheryl Michael	<b>Board Supervisor, Assistant Secretary</b>
Sarah Nesheiwat	<b>Board Supervisor, Assistant Secretary</b>
Tracy Mayle	<b>Board Supervisor, Assistant Secretary</b>

**Also Present Were:**

Sean Craft	<b>District Manager, Rizzetta &amp; Co.</b>
KC Hopkinson	<b>DC, Straley, Robin, Vericker (via phone)</b>
Frances Thomson	<b>Clubhouse Manager</b>
Josh Hamilton	<b>Yellowstone Landscape</b>
Giacomo Licari	<b>DE, Dewberry Engineering (via phone)</b>
Jason Liggett	<b>FSM, Rizzetta &amp; Co. (via phone)</b>

**FIRST ORDER OF BUSINESS**

**Call To Order**

Mr. Craft called the meeting to order and conducted the roll call, confirming a quorum for the meeting at approximately 6:30 p.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no comments from the audience members in attendance.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

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**A. Solitude**

The Board reviewed the aquatic report.

**B. Landscape Inspection Specialist**

The Board reviewed the inspection report and requested a proposal to have a tree that is located directly across from the clubhouse and situated too close to a nearby street light moved to a more suitable location.

**C. Yellowstone**

No comments.

**D. Review of the Hi Trim Report**

The Board reviewed the report and stated that bush hogging services will no longer be required after the end of the fiscal year as those services will be incorporated into the new landscaping contract.

**E. District Counsel**

Nothing to report.

**F. District Engineer**

Nothing to report.

**G. Clubhouse Manager's Report**

Ms. Thompson presented the Clubhouse Manager's report to the Board.

**H. District Manager**

Mr. Craft review the District Manager's report and informed the Board the next meeting has been scheduled for Tuesday, April 2, 2024, at 6:30 pm at The Verandahs Clubhouse, located at 12375 Chenwood Ave, Hudson, FL 34669.

**FOURTH ORDER OF BUSINESS**

**Discussion of Landscaping Bids Proposal**

The Board awarded Red Tree Landscape Systems the contract with a projected start date of May 1, 2024. The contract with Yellowstone Landscape is to be terminated on April 30, 2024. The Board stated that they would like to ensure that Yellowstone complete all outstanding items in the interim to include fertilization, sod replacement, mulching, trenching, as well as moving the above-mentioned tree outside the clubhouse. District Counsel to send out letters notifying each of the landscaping vendors of the district's intentions.

<p>On a motion by Mr. May, and seconded by Ms. Michael, with all in favor, the Board of Supervisors awarded Red Tree Landscape Services the contract, for The Verandahs Community Development District.</p>
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**FIFTH ORDER OF BUSINESS**

**Consideration of Proposal for Restoration of Stormwater Cleanup Structures**

The Board tabled this until April and requested that the District Engineer gather additional proposals in the coming weeks to be presented at that time along with the original proposal.

**SIXTH ORDER OF BUSINESS**

**Consideration of Minutes of Board of Supervisors' Regular Meeting Held on February 6, 2024**

On a motion by Mr. May, and seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on February 6, 2024, as amended, for The Verandahs Community Development District.

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**SEVENTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for January 2024**

On a motion by Mr. Haupt, and seconded by Ms. Michael, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for January 2024, totaling \$35,119.78, for The Verandahs Community Development District.

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**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

No requests were made.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Craft stated that if there were no further business to come before the Board of Supervisors, then a motion to adjourn would be in order.

On a motion by Mr. Haupt, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors adjourned the meeting at 8:14 p.m., for The Verandahs Community Development District.

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\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

Tab 9

# The Verandahs Community Development District

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District Office · Wesley Chapel, Florida · (813) 993-5571  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.verandahscdd.org](http://www.verandahscdd.org)

## Operations and Maintenance Expenditures February 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2024 through February 29, 2024. This does not include expenditures previously approved by the Board.

The total items being presented:    **\$30,831.58**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary



# The Verandahs Community Development District

## Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Cheryl L Michael	100442	CM020624	Board of Supervisors Meeting 02/06/24	\$ 200.00
Digital South Communications, Inc.	100437	593520859	Monthly Phone Service 02/24	\$ 41.38
Frontier Florida, LLC	ACH	727-856-7773-073119-5	727-856-7773-073119-5 02/24 ACH	\$ 164.98
High Trim, LLC	100438	02/24 ACH 5267	Tree Maintenance (Chenwood Ave) 02/24	\$ 3,200.00
Pasco County Utilities	100448	19888747	12375 Chenwood Avenue 01/24	\$ 106.12
Pathward, National Association	ACH	274558 Autopay	Lease 193024-VF000 01/24	\$ 323.75
Peter & Stacy Emerito	100435	012624 Emerito	Clubhouse Rental Deposit Refund 01/24	\$ 250.00
Rizzetta & Company, Inc.	100434	INV0000087060	District Management Fees 02/24	\$ 4,768.17
Rizzetta & Company, Inc.	100436	INV0000087161	Amenity Management & Personnel Reimbursement 02/24	\$ 2,119.85
Rizzetta & Company, Inc.	100439	INV0000087183	Cell Phone and Auto Mileage Expenses, Office Supplies 01/24	\$ 233.81
Rizzetta & Company, Inc.	100447	INV0000087678	Personnel Reimbursement 02/24	\$ 1,279.84
Sarah Nesheiwat	100443	SN020624	Board of Supervisors Meeting 02/06/24	\$ 200.00

# The Verandahs Community Development District

## Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Securiteam, Inc.	100440	17919	Quarterly Monitoring 02/24	\$ 150.00
Solitude Lake Management, LLC	100449	PSI048402	Monthly Pond Maintenance 02/24	\$ 1,340.00
Stanley Haupt	100444	SH020624	Board of Supervisors Meeting 02/06/24	\$ 200.00
Straley Robin Vericker	100450	24150	Legal Services 01/24	\$ 1,372.50
Suncoast Rust Control, Inc.	100441	06665	Chemicals for Rust Prevention 01/24	\$ 1,250.00
Suncoast Sparkling Cleaning Service, Inc	100446	395	Clubhouse Cleaning 01/24	\$ 375.00
Thomas M. May	100445	TMAY020624	Board of Supervisors Meeting 02/06/24	\$ 200.00
Withlacoochee River Electric Cooperative, Inc.	ACH	Summary Billing 01/24	Summary Billing 01/24	\$ 3,986.11
Yellowstone Landscape	100451	ACH TM 649928	Monthly Landscape 02/24	<u>\$ 9,070.07</u>
<b>Report Totals</b>				<b><u>\$ 30,831.58</u></b>



**Digital South Communications, Inc.**

1150 Kapp Drive

Clearwater, FL 33765

727.441.2700

accounting@digitalsouth.com

www.digitalsouth.com

**Invoice****BILL TO**

Accounts Payable  
 The Verandahs Community  
 Development Group  
 5844 Old Pasco Road  
 Suite 100  
 Wesley Chapel, FL 33544-4025  
 United States

**SHIP TO**

12375 Chenwood Ave  
 Hudson, Florida 34669  
 United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
593520859	02/01/2024	\$41.38	02/22/2024	Net 21	

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>100-06-E911-3</b> E911 Service Charge	1	0.00	0.00
	<b>100-03-CALLPATHM-3</b> Metered Call Path	5	0.00	0.00
	<b>100-01-EXTN1-1</b> Business Extension Plan 1	1	30.00	30.00
	<b>100-04-PPM3500-2</b> 3,500 Pre-Paid Domestic (US/Canada) Minutes	5	0.00	0.00
	<b>100-05-DID-2</b> Domestic Telephone Number (DID)	1	2.00	2.00
	<b>USAGE-7001-1</b> Domestic Interstate Call Usage	1	0.00	0.00
	<b>USAGE-7002-4</b> Domestic Intrastate Call Usage	1	0.00	0.00
	<b>USAGE-7010-1</b> Toll Free Interstate Call Usage	1	0.00	0.00
	<b>USAGE-7011-1</b> Toll Free Intrastate Call Usage	1	0.00	0.00
	<b>USAGE-7030-3</b> Conference Bridge Usage	1	0.00	0.00
	<b>USAGE-7020-1</b> International Call Usage	1	0.00	0.00
	<b>USAGE-7411-1</b> Directory Assistance Call Usage	1	0.00	0.00

We now offer convenient no fee automatic payment options. If you are interested in enrolling in Auto-Pay, please complete the attached credit card form and return to: accounting@digitalsouth.com.

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>TAX-64-COMMUNICATIONS_SERVICE_TAX</b> Communications Service Tax	1	2.64	2.64
	<b>TAX-161-E911_VOIP</b> E911 (VoIP)	1	2.00	2.00
	<b>TAX-226-FCC_REGULATORY_FEE_VOIP</b> FCC Regulatory Fee (VoIP)	1	0.06	0.06
	<b>TAX-162-FUSF_VOIP</b> FUSF (VoIP)	1	3.78	3.78
	<b>TAX-14-STATUTORY_GROSS_RECEIPTS</b> Statutory Gross Receipts	1	0.85	0.85
	<b>TAX-160-STATUTORY_GROSS_RECEIPTS_BUSINESS</b> Statutory Gross Receipts (Business)	1	0.05	0.05

SUBTOTAL	41.38
TAX	0.00
TOTAL	41.38
BALANCE DUE	<b>\$41.38</b>

**RECEIVED**  
02.0124



Your Monthly Invoice

Account Summary

<b>New Charges Due Date</b>	<b>2/20/24</b>
Billing Date	1/25/24
Account Number	727-856-7773-073119-5

Previous Balance	164.98
Payments Received Thru 1/10/24	-164.98
Thank you for your payment!	
Balance Forward	.00
New Charges	164.98
<b>Total Amount Due</b>	<b>\$164.98</b>

RECEIVED  
01.29.24

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ANYWHERE  
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Our new MyFrontier® app makes it easy to manage your account, make a payment, track your orders and get support on the go.

[frontier.com/resources/myfrontier-mobile-app](http://frontier.com/resources/myfrontier-mobile-app)

WAYS  
TO PAY  
YOUR  
BILL



[frontier.com/  
signupforautopay](http://frontier.com/signupforautopay)



800-801-6652



MyFrontier® app

PAYMENT STUB

**Total Amount Due** **\$164.98**

New Charges Due Date 2/20/24

Account Number 727-856-7773-073119-5

**Amount Enclosed** \$ \_\_\_\_\_

Mail Payment To:

FRONTIER  
PO BOX 740407  
CINCINNATI, OH 45274-0407



P.O. Box 211579  
Eagan, MN 55121-2879

6790 0007 NO RP 25 01262024 NNNNNNYN 01 999495

THE VERANDAHS COMMUNITY DEVELO  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

135008727856777307311900000000000000164985



Date of Bill  
Account Number

1/25/24  
727-856-7773-073119-5

# NEXT-GENERATION BUSINESS COMMUNICATIONS

Easy-to-manage HD phone system  
One simple app for phone, video,  
messaging, SMS and fax  
Includes video meetings at no  
added cost\*

Frontier® + RingCentral starting at

# \$24.99

/mo. when bundled with Frontier Fiber

\*Standard package

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## PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

## IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at [frontier.com/internetdisclosures](https://frontier.com/internetdisclosures).

## SERVICE TERMS

Visit [frontier.com/terms](https://frontier.com/terms), [frontier.com/tariffs](https://frontier.com/tariffs) or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes ([frontier.com/terms/arbitration](https://frontier.com/terms/arbitration)). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at [frontier.com/privacy](https://frontier.com/privacy).

**IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA- BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.**



**Date of Bill**  
**Account Number**

**1/25/24**  
**727-856-7773-073119-5**

**CURRENT BILLING SUMMARY**

Local Service from 01/25/24 to 02/24/24

Qty Description	727/856-7773.0	Charge
<b>Non Basic Charges</b>		
Wi-Fi Secure LT-VB		80.00
Business Fiber Internet 500		64.99
1 Usable Static IP Address		19.99
<b>Total Non Basic Charges</b>		<b>164.98</b>
<b>TOTAL</b>		<b>164.98</b>







# INVOICE #5267

ISSUED:

02/01/2024

DUE:

02/01/2024

**RECIPIENT:**

**The Verandahs CDD, c/o Rizzetta & Company**

3434 Colwell Ave. Suite 200  
Tampa, FL 33614

**SENDER:**

**High Trim LLC**

9425 Osceola Dr.  
New Port Richey, FL 34654

Phone: 727-514-3889

Email: hightrim4jesus@gmail.com

Website: www.hightrimtreeservice.com

**SERVICE ADDRESS:**

Chenwood Ave  
Hudson, Florida 34669

## For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Tree Trimming	Monthly Maintenance for Conservation Cutback with no height restrictions. Including any branches or limbs that come over and affects the safety and access of property, as well as any dead limbs that can pose a potential hazard to homes or individuals. Any trees that are affecting properties behind 198 will be addressed accordingly for safety concerns. Trees will be properly pruned back to collar cuts where possible, there are some dead trees that are in the preserve, these will not be touched unless they fall onto the property line and in which case we will cut up and remove the portion off the property line. Larger debris will be hauled off site, smaller clippings and rakings will be mulched on site. This contract does not include storm clean up, that will be billed at \$50.00 per man hour.	1	\$2,200.00	\$2,200.00*
Bush Hogging	Monthly Bush hogging on needed areas throughout entire property around the conservation to bring the encroachment back further.	1	\$1,000.00	\$1,000.00



# INVOICE #5267

ISSUED:

02/01/2024

DUE:

02/01/2024

\* Non-taxable

Thank you for your business. Please contact us with any questions regarding this invoice.

Late payment Warning: If we do not receive your payment within 15 days, You will have to pay a late fee of 5%. A 5% late fee will be added every 30 days you are late.

**Total**

**\$3,200.00**

**RECEIVED**  
02.01.24

**Pay Now**



PASCO COUNTY UTILITIES  
 CUSTOMER INFORMATION & SERVICES  
 P.O. BOX 2139  
 NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012  
 NEW PORT RICHEY (727) 847-8131  
 DADE CITY (352) 521-4285

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
 Pay By Phone: 1-855-786-5344

1 1 1  
 05-46125

VERANDAHS CDD

Service Address: **12375 CHENWOOD AVENUE**  
 Bill Number: 19888747  
 Billing Date: 2/13/2024  
 Billing Period: 12/21/2023 to 1/22/2024

Account #	Customer #
1004775	01380112
Please use the 15-digit number below when making a payment through your	
100477501380112	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	18021429	12/21/2023	41	1/22/2024	45	32	4

Usage History	
Month	Usage
January 2024	4
December 2023	1
November 2023	0
October 2023	2
September 2023	0
August 2023	1
July 2023	1
June 2023	1
May 2023	1
April 2023	1
March 2023	0
February 2023	0

Transactions		
Previous Bill		79.78
Payment 01/23/24		-79.78 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Water		
Water Base Charge		21.24
Water Tier 1	4.0 Thousand Gals X \$2.07	8.28
Sewer		
Sewer Base Charge		49.76
Sewer Charges	4.0 Thousand Gals X \$6.71	26.84
<b>Total Current Transactions</b>		106.12
<b>TOTAL BALANCE DUE</b>		<b>\$106.12</b>



Please return this portion with payment



TO PAY ONLINE, VISIT [pascoeasympay.pascocountyfl.net](http://pascoeasympay.pascocountyfl.net)

Check this box if entering change of mailing address on back.

VERANDAHS CDD  
 3434 COLWELL AVENUE STE 200  
 TAMPA FL 33614

Account #	1004775
Customer #	01380112
Balance Forward	0.00
Current Transactions	106.12
<b>Total Balance Due</b>	<b>\$106.12</b>
<b>Due Date</b>	<b>3/1/2024</b>

10% late fee will be applied if paid after due date

Round-Up Donations to Charity	<b>0.00</b>
Amount Enclosed	<b>106.12</b>

Check this box to participate in Round-Up.

PASCO COUNTY UTILITIES  
 CUSTOMER INFORMATION & SERVICES  
 P.O. BOX 2139  
 NEW PORT RICHEY, FL 34656-2139



**INVOICE**

Page 1 of 2




<b>INVOICE NUMBER</b>	<b>INVOICE DATE</b>
274558	1/1/2024
<b>CONTRACT NUMBER</b>	<b>DUE DATE</b>
105801-1	2/1/2024

Accounts Payable  
 The Verandahs Community Development District  
 3434 COLWELL AVENUE  
 SUITE 200  
 TAMPA, FL 33614



PO #	Amount	
-	CONTRACT PAYMENT	323.75
<i>Original Lease #193024-VF000</i>	<b>TOTAL AMOUNT DUE :</b>	<b>323.75</b>

CONTACT US FOR CUSTOMER SERVICE OR BILLING QUESTIONS:

-  PHONE: 248-593-3990
-  E-MAIL: CVFCUSTOMERSERVICE@PATHWARD.COM
-  WEB:

-----  
Please return this portion with your payment.

ACCOUNTS PAYABLE  
 THE VERANDAHS COMMUNITY DEVELOPMENT  
 DISTRICT  
 3434 COLWELL AVENUE  
 SUITE 200  
 TAMPA, FL 33614

**CONTRACT NUMBER** 105801-1  
**TOTAL AMOUNT DUE :** AUTOPAY

**All amounts shown are in USD**

PATHWARD, NATIONAL ASSOCIATION  
 P.O. BOX 233756  
 3756 MOMENTUM PLACE  
 CHICAGO, IL 60689-5337

# INVOICE

Page 2 of 2

<b>INVOICE NUMBER</b>	<b>INVOICE DATE</b>
274558	1/1/2024
<b>CONTRACT NUMBER</b>	<b>DUE DATE</b>
105801-1	2/1/2024

ASSET LOCATION	CHARGE	TAX	TOTAL
OLDSMAR, FL	323.75	0.00	323.75
GRAND TOTAL	323.75	0.00	323.75

# THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

## Check Request

Amount: \$ 250.00

Project: Party Refund

Date: 11/26/2024

Payable To: Peter Emerito

Reason: Clubhouse Rental Deposit Refund

Requestor: Frances Thomson (Clubhouse Manager)

Directions for Check:

Peter Emerito  
13813 Rauston Bend  
Hudson, FL

34669  
(727) 485-7620

**Rizzetta & Company, Inc.**  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

**Invoice**

Date	Invoice #
2/1/2024	INV0000087060

**Bill To:**

VERANDAHS CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
-------------------------------------------------------------------

Services for the month of	Terms	Client Number
February	Upon Receipt	00266

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,399.17	\$1,399.17
Administrative Services	1.00	\$312.00	\$312.00
Financial & Revenue Collections	1.00	\$398.67	\$398.67
Landscape Consulting Services	1.00	\$825.00	\$825.00
Management Services	1.00	\$1,733.33	\$1,733.33
Website Compliance & Management	1.00	\$100.00	\$100.00
<b>Subtotal</b>			\$4,768.17
<b>Total</b>			\$4,768.17



**Rizzetta & Company, Inc.**  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

**Invoice**

Date	Invoice #
2/2/2024	INV0000087161

**Bill To:**

Verandahs (The) CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
---------------------------------------------------------------------------

Services for the month of	Terms	Client Number
February	Upon Receipt	00039

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$840.00	\$840.00
Personnel Reimbursement	1.00	\$1,279.85	\$1,279.85
<b>Subtotal</b>			\$2,119.85
<b>Total</b>			\$2,119.85

**Rizzetta & Company, Inc.**  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

**Invoice**

Date	Invoice #
1/31/2024	INV0000087183

**Bill To:**

Verandahs (The) CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
---------------------------------------------------------------------------

Services for the month of	Terms	Client Number
January	Upon Receipt	00039

Description	Qty	Rate	Amount
Office Supplies - Business Cards	85.55	\$1.00	\$85.55
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	98.26	\$1.00	\$98.26
<b>Subtotal</b>			\$233.81
<b>Total</b>			\$233.81

**Rizzetta & Company, Inc.**  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

**Invoice**

Date	Invoice #
2/16/2024	INV0000087678

**Bill To:**

Verandahs (The) CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
---------------------------------------------------------------------------

Services for the month of	Terms	Client Number
February	Upon Receipt	00039

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,279.84	\$1,279.84
<b>Subtotal</b>			\$1,279.84
<b>Total</b>			\$1,279.84



# Invoice

Tampa, FL 33613  
 Phone: 813-909-7775

<b>Bill To</b>
Verandahs CDD C/O Rizzetta & Co. 3434 Colwell Ave Ste 200 Tampa, FL 33614

<b>Installation Address</b>
Verandahs CDD 12375 Chenwood Ave Hudson FL 34669

P.O. No.	Date	Invoice #	Due Date	Acct #
	02/01/2024	17919	03/02/2024	7852484

Qty	Description
	Quarterly Monitoring
3	Digital Alarm Monitoring Service with Alarm.com

**RECEIVED**  
 02.01.24

<b>Subtotal</b>	\$150.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$150.00
<b>Balance Due</b>	\$150.00



# INVOICE

Page: 1

**Please Remit Payment to:**

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088

Invoice Number: PSI048402  
Invoice Date: 2/2/2024

**Bill**

To: The Verandahs CDD  
Rizzetta & Co.  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544

**Ship**

To: The Verandahs CDD  
Rizzetta & Co.  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544

Ship Via  
Ship Date 2/2/2024  
Due Date 3/3/2024  
Terms Net 30

Customer ID 13825  
P.O. Number  
P.O. Date 2/2/2024  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance February Billing 2/1/2024 - 2/29/2024 The Verandahs CDD - LAKE ALL		1	1	1,340.00	1,340.00



Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 1,340.00

**Subtotal: 1,340.00**  
Invoice Discount: 0.00  
Total Sales Tax: 0.00  
Payment Amount: 0.00  
**Total: 1,340.00**

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

The Verandahs CDD  
c/o Rizzetta & Company  
3434 Colwell Ave., Suite 200  
Tampa, FL 33614

February 09, 2024

Client: 001308

Matter: 000001

Invoice #: 24150

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2024

## SERVICES

Date	Person	Description of Services	Hours	Amount
12/20/2023	KCH	REVIEW PROPOSED AGENDA.	0.3	\$91.50
1/3/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING; REVIEW PLATS OF 12334 JILLIAN CIRCLE; REVIEW PLATS OF CONSERVATION AREA WHERE TREES WERE CUT DOWN.	2.5	\$762.50
1/10/2024	KCH	REVIEW EMAIL RECEIVED FROM CHERYL MICHAEL REGARDS ETHICS EMAIL; RESEARCH FLORIDA ETHICS COMMISSION.	0.3	\$91.50
1/22/2024	KCH	REVIEW OF AD VELOREM DR504 FORM AND REVIEW OF PARCELS REGARDING SAME.	0.9	\$274.50
1/29/2024	KCH	REVIEW AD VALOREM TAX APPLICATION; REVIEW AGENDA; CONTACT RESIDENT REGARDING PROOF OF RESIDENTS FELLING TREES IN CONSERVATION AREA.	0.5	\$152.50
Total Professional Services			4.5	\$1,372.50

February 09, 2024  
Client: 001308  
Matter: 000001  
Invoice #: 24150

Page: 2

---

Total Services	\$1,372.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,372.50
Previous Balance		\$2,834.57
<i>Less Payments</i>		<i>(\$2,834.57)</i>
<b>PAY THIS AMOUNT</b>		<b>\$1,372.50</b>

**RECEIVED**  
02.12.24

*Please Include Invoice Number on all Correspondence*

# Suncoast Rust Control, Inc.

**8040 118th Avenue North  
Largo, FL 33773**

# INVOICE

Date	Invoice #
2/1/2024	06665
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
3/2/2024	

Bill To
<b>The Verandahs CDD C/O Rizzetta &amp; Company 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614</b>

Qty.	Item	Description	Rate	Amount
1	Commercial Service	Commercial: Monthly rust control service and solution for previous month.	1,250.00	1,250.00

**RECEIVED**  
02.02.24

Thank you for your business.	<b>Total:</b> \$1,250.00
------------------------------	--------------------------

<b>Balance Due</b>	<b>\$1,250.00</b>
--------------------	-------------------

Phone #	Fax #	E-Mail	Web Site
<b>833-4NO-RUST</b>	<b>727-541-4006</b>	<a href="mailto:admin@suncoastrust.com">admin@suncoastrust.com</a>	<a href="http://www.suncoastrust.com">www.suncoastrust.com</a>





**Withlacoochee River Electric Services**  
The Verandahs CDD  
Summary Electric 01/24

<b>Account #</b>	<b>Amount</b>	<b>Bill Date</b>	<b>Due Date</b>	<b>Service Address</b>	<b>GL Code</b>	<b>Object Code</b>
1573431	\$ 513.40	1/19/2024	2/12/2024	Public Lighting	53100	4307
1573432	\$ 3,191.39	1/19/2024	2/12/2024	Public Lighting	53100	4307
1573433	\$ 48.30	1/19/2024	2/12/2024	12013 Chenwood Ave -Sign	53100	4301
2026777	\$ 42.29	1/19/2024	2/12/2024	12414 Southbridge Ter	53100	4301
2095489	\$ 190.73	1/19/2024	2/12/2024	12375 Chenwood Ave - Clubhouse	53100	4304

**Total** \$3,986.11

Total by Co	4301	\$90.59	Utility Services
	4304	\$190.73	Recreational Facility
	4307	\$3,704.79	Area Lighting

Grand Total **\$3,986.11**

**RECEIVED**  
01.22.24



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1573431** Cycle 13  
Meter Number  
Customer Number 10365384  
Customer Name VERANDAHS CDD

Bill Date **01/19/2024**  
Amount Due **513.40**  
Current Charges Due **02/12/2024**

District Office Serving You  
Bayonet Point

Service Address PUBLIC LIGHTING  
Service Classification Public Lighting

See Reverse Side For More Information

**ELECTRIC SERVICE**

From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
-----------	---------	---------	---------	------------	--------------	-----------	----------

Comparative Usage Information

Period	Days	Per Day
--------	------	---------

BILLS ARE DUE WHEN RENDERED  
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 513.40  
Payment 513.40CR  
Balance Forward 0.00



1 0 3 6 5 3 8 4

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Light Energy Charge 30.83  
Light Support Charge 32.97  
Light Maintenance Charge 80.72  
Light Fixture Charge 99.11  
Light Fuel Adj 1,173 KWH @ 0.04000 46.92  
Poles(QTY 22) 220.00  
FL Gross Receipts Tax 2.85

Total Current Charges 513.40  
Total Due Please Pay 513.40



Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	212 3	305 11	306 1	455 7	960 22



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 01/19/2024

District: BP13

Use above space for address change ONLY.

1573431 BP13  
VERANDAHS CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	02/12/2024
<b>TOTAL CHARGES DUE</b>	<b>513.40</b>
Total Charges Due After Due Date	521.10

000157343100005134000005211002



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1573432** Cycle 13  
Meter Number  
Customer Number 10365384  
Customer Name VERANDAHS CDD

Bill Date **01/19/2024**  
Amount Due **3,191.39**  
Current Charges Due **02/12/2024**

District Office Serving You  
Bayonet Point

Service Address PUBLIC LIGHTING  
Service Classification Public Lighting

See Reverse Side For More Information

**ELECTRIC SERVICE**

From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
-----------	---------	---------	---------	------------	--------------	-----------	----------

Comparative Usage Information

Period	Days	Per Day
--------	------	---------

BILLS ARE DUE WHEN RENDERED  
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 3,191.39  
Payment 3,191.39CR  
Balance Forward 0.00



1 0 3 6 5 3 8 4

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Light Energy Charge 269.84  
Light Support Charge 252.82  
Light Maintenance Charge 404.51  
Light Fixture Charge 495.56  
Light Fuel Adj 9,488 KWH @ 0.04000 379.52  
Poles (QTY 141) 1,366.00  
FL Gross Receipts Tax 23.14

Total Current Charges 3,191.39  
Total Due Please Pay 3,191.39

**RECEIVED**  
01.22.24

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	150 14	212 1	305 84	455 46	910 8
	205 1	220 1	306 1	456 1	960 133



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 01/19/2024

District: BP13

Use above space for address change ONLY.

1573432 BP13  
VERANDAHS CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	02/12/2024
<b>TOTAL CHARGES DUE</b>	<b>3,191.39</b>
Total Charges Due After Due Date	3,239.26

000157343200031913900032392603



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1573433** Cycle 13  
Meter Number 40600972  
Customer Number 10365384  
Customer Name VERANDAHS CDD

Bill Date **01/19/2024**  
Amount Due **48.30**  
Current Charges Due **02/12/2024**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 12013 CHENWOOD AVE  
Service Description SIGN  
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/14	12154	01/16	12242				88

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2024	33	3
Dec 2023	30	3
Jan 2023	33	2

BILLS ARE DUE WHEN RENDERED  
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 48.95  
Payment 48.95CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 88 KWH @ 0.05017 4.41  
Fuel Adjustment 88 KWH @ 0.04000 3.52  
FL Gross Receipts Tax 1.21

Total Current Charges 48.30  
Total Due Please Pay 48.30



1 0 3 6 5 3 8 4

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

RECEIVED  
01.22.24



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 01/19/2024

District: BP13

Use above space for address change ONLY.

1573433 BP13  
VERANDAHS CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	02/12/2024
<b>TOTAL CHARGES DUE</b>	<b>48.30</b>
Total Charges Due After Due Date	53.30

000157343300000483000000533001



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2026777** Cycle 13  
Meter Number 83430026  
Customer Number 10365384  
Customer Name VERANDAHS CDD

Bill Date **01/19/2024**  
Amount Due **42.29**  
Current Charges Due **02/12/2024**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 12414 SOUTHBRIDGE TER  
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/14	1370	01/16	1393				23

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2024	33	1
Dec 2023	30	1
Jan 2023	33	0

**BILLS ARE DUE WHEN RENDERED**  
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 41.92  
Payment 41.92CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 23 KWH @ 0.05017 1.15  
Fuel Adjustment 23 KWH @ 0.04000 0.92  
FL Gross Receipts Tax 1.06

Total Current Charges 42.29  
Total Due Please Pay 42.29



1 0 3 6 5 3 8 4

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 01/19/2024

District: BP13

Use above space for address change ONLY.

2026777 BP13  
VERANDAHS CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	02/12/2024
<b>TOTAL CHARGES DUE</b>	<b>42.29</b>
Total Charges Due After Due Date	47.29

000202677700000422900000472909



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2095489** Cycle 13  
Meter Number 79233048  
Customer Number 10365384  
Customer Name VERANDAHS CDD

Bill Date **01/19/2024**  
Amount Due **190.73**  
Current Charges Due **02/12/2024**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 12375 CHENWOOD AVE  
Service Description CLUBHOUSE  
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/14	59517	01/16	61145				1628

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2024	33	49
Dec 2023	30	43
Jan 2023	33	30

**BILLS ARE DUE WHEN RENDERED**  
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 160.57  
Payment 160.57 CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 1,628 KWH @ 0.05017 81.68  
Fuel Adjustment 1,628 KWH @ 0.04000 65.12  
FL Gross Receipts Tax 4.77

Total Current Charges 190.73  
Total Due Please Pay 190.73



1 0 3 6 5 3 8 4

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

**RECEIVED**  
01.22.24



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 01/19/2024

District: BP13

Use above space for address change ONLY.

2095489 BP13  
VERANDAHS CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	02/12/2024
<b>TOTAL CHARGES DUE</b>	<b>190.73</b>
Total Charges Due After Due Date	195.73

000209548900001907300001957302



## INVOICE

INVOICE #	INVOICE DATE
TM 649928	2/1/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

The Verandahs CDD  
c/o Rizzetta & Company, Inc  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** The Verandahs CDD

**Invoice Due Date:** March 2, 2024

**Invoice Amount:** \$9,070.07

Description	Current Amount
Monthly Landscape Maintenance – February 2024	\$9,070.07
Part 1	\$7,443.07
Part 4	\$ 460.00
Part 2	\$1,167.00

**RECEIVED**  
02.13.24

**Invoice Total \$9,070.07**

*Excellence*  
IN COMMERCIAL LANDSCAPING

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