



Rizzetta & Company

The Verandahs Community Development District

Board of Supervisors Meeting June 4, 2024

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

www.theverandahscdd.org

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

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

May 28, 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, June 4, 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. Red Tree
 - i. Review of Landscape Comments (under separate cover)
 - D. Hi-Trim
 - i. Review of Hi Trim Report (under separate cover)
 - E. District Counsel
 - F. District Engineer
 - G. District Clubhouse Manager
 - i. Review of Clubhouse Manager Report..... Tab 2
 - H. District Manager
 - i. Review of District Manager's Report Tab 3
- 4. BUSINESS ITEMS**
 - A. Presentation of FY 2024-2025 Proposed Budget Tab 4
 - B. Consideration of Resolution 2024-01, Approving
FY 2024-2025 Proposed Budget & Setting Public
Hearing Tab 5
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Regular Meeting held on May 7, 2024Tab 6
 - B. Consideration of Operation & Maintenance
Expenditures for April 2024 Tab 7

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.

Sincerely,

Sean Craft

Sean Craft
District Manager

Tab 1

SOLITUDE

LAKE MANAGEMENT



The Verandahs CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2024-05-20

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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210

Comments:

Normal growth observed
Minor shoreline weed growth on freshly exposed banks. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



May 2024



May 2024

230

Comments:

Normal growth observed
Very minor shoreline weed growth on newly exposed banks. Open water and concrete structures look good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



May 2024



May 2024

220

Comments:

Treatment in progress
Moderate algae growth developing along the perimeter. A thorough treatment was applied at the time of inspection. Expect 10-14 days for results.

Action Required:

Re-inspect next visit

Target:

Surface algae



May 2024



May 2024

10

Comments:

Site looks good

Site looks excellent following recent treatments for algae and submersed Slender Spikerush. No issues observed.

Action Required:

Routine maintenance next visit

Target:

May 2024



May 2024

20

Comments:

Normal growth observed

Very minor patches of algae clinging to decomposing submersed Slender Spikerush. Treatment was applied at the time of inspection.

Action Required:

Routine maintenance next visit

Target:

Surface algae



May 2024



May 2024

30

Comments:

Normal growth observed

Minor shoreline weed growth on newly exposed banks. Submersed Slender Spikerush is well into decomposition following April treatment.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



May 2024



May 2024

Site: F50**Comments:**

Normal growth observed

Minor shoreline weed growth on exposed banks. Open water and pond bottom look great.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



May 2024



May 2024

Site: 60**Comments:**

Normal growth observed

Very minor algae developing within the decomposing shoreline grasses. Both were targeted at the time of inspection. Expect 2 weeks for results.

Action Required:

Routine maintenance next visit

Target:

Surface algae



May 2024



May 2024

Site: F70**Comments:**

Normal growth observed

Native Lily Pads and Lemon Bacopa have taken over the site. Treatment was applied to thin out the growth. Follow up will be featured in June report.

Action Required:

Routine maintenance next visit

Target:

Floating Weeds



May 2024



May 2024

Site:**Comments:**

Site looks good

Site looks great following last month's treatments for grasses within the native plants(left) and perimeter algae on the S side of the pond(right).

Action Required:

Routine maintenance next visit

Target:

May 2024



May 2024

Management Summary

Overall, the sites in this month's inspection look very good. Water levels continue to drop and expose more bank. Other than that, nuisance vegetation was minimal.

Site 220, by the townhomes, has had a significant algae bloom. This site had very similar issues this time last year and was very difficult to keep under control. We battled some pretty serious algae for a good portion of the summer months. This time around, we learned from our mistakes and jumped on it much quicker and started with more aggressive treatments. We're hoping this strategy pays dividends in the coming months.

Site F70, which is considered a floodplain mitigation pond, is meant to have native vegetation throughout. Right now it's doing very well in that respect. The problem is that it's not as aesthetically pleasing. In order to find a healthy balance, we did apply a treatment to clear up the vegetation about 30ft out from the shore. This should give the site a little more open water than what we're seeing now. There were some shoreline weeds on the exposed banks which were also sprayed. We'll feature this site in next month's report to show the progress. We're not sure how the board feels about this site, but we can tailor our treatments to suit their taste. If they're happy with keeping the site looking natural, we can leave the vegetation. If they'd like to see more open water, we can do that as well. As of now, I have spoken to 2 of the residents on the pond who said they liked the vegetation and the wildlife it attracts. Some feedback from the board on a direction moving forward would be welcomed and helpful.

If there are any questions or concerns, I'm always available.

jason.diogo@solitudelake.com

Thank you for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
210	Normal growth observed	Shoreline weeds	Routine maintenance next visit
230	Normal growth observed	Shoreline weeds	Routine maintenance next visit
220	Treatment in progress	Surface algae	Re-inspect next visit
10	Site looks good		Routine maintenance next visit
20	Normal growth observed	Surface algae	Routine maintenance next visit
30	Normal growth observed	Shoreline weeds	Routine maintenance next visit
F50	Normal growth observed	Shoreline weeds	Routine maintenance next visit
60	Normal growth observed	Surface algae	Routine maintenance next visit
F70	Normal growth observed	Floating Weeds	Routine maintenance next visit
40	Site looks good		Routine maintenance next visit



Tab 2

The Verandahs

COMMUNITY DEVELOPMENT DISTRICT

Operations Report – May, 2024

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

Clubhouse Operations/Maintenance Updates

- Ongoing Disinfectant cleaning of Gym

Vendor Services Performed and/or Site Visits

- Cleaning Service every Monday

Facility Usage

- 5/2/2024: Men's Bible Study
- 5/6/2024: Ladies Bible Study
- 5/9/2024: Men's Bible Study
- 5/11/2024: A. Walker Birthday Party
- 5/13/2024: Ladies Bible Study
- 5/16/2024: Men's Bible Study
- 5/18/2024: M. Roof Birthday Party
- 5/20/2024: Ladies Bible Study
- 5/20/2024: CCR Meeting
- 5/21/2024: ACC Meeting
- 5/23/2024: Men's Bible Study
- 5/27/2024: Ladies Bible Study
- 5/28/2024: HOA Meeting
- 5/29/2024: Verandah's Board Meeting
- 5/30/2024: Men's Bible Study



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Professionals in Community Management

Resident Payment Log

- 5/2/2024: \$250.00 K. Barabas Clubhouse Rental
- 5/4/2024: \$250.00 F. Beckerman Clubhouse Rental
- 5/15/2024: \$250.00 H. Coleman Clubhouse Rental
- 5/16/2024: \$250.00 K. Bernard Clubhouse Rental

Debit Card Reimbursement

- Amazon: \$14.99 Monthly Subscription
- Amazon: \$123.57
- Walmart: \$30.06

Suggestions/ Concerns

- Weeds growing on cement and
Inside gardens underneath front windows
Need to be sprayed.



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Tab 3



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UPCOMING DATES TO REMEMBER

- **Next Meeting:**
July 2nd @ 6:30 PM

District Manager's Report

June 4

2024

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FINANCIAL SUMMARY

4/30/2024

General Fund Cash & Investment Balance:	\$564,755
Reserve Fund Cash & Investment Balance:	\$222,475
Debt Service Fund Investment Balance:	<u>\$411,880</u>
Total Cash and Investment Balances:	\$1,199,110
General Fund Expense Variance: \$40,817	Under Budget

Tab 4



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The Verandahs Community Development District

verandahscdd.org

**Proposed Budget
for
Fiscal Year 2024/2025**

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Proposed Budget The Verandahs Community Development District General Fund Fiscal Year 2024/2025								
	Chart of Accounts Classification	Actual YTD through 04/30/24	Projected Annual Totals 2023/2024	Annual Budget for 2023/2024	Projected Budget variance for 2023/2024	Budget for 2024/2025	Budget Increase (Decrease) vs 2023/2024	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 1,750	\$ 3,000	\$ -	\$ 3,000	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll	\$ 513,863	\$ 513,863	\$ 511,345	\$ 2,518	\$ 554,973	\$ 43,628	Same / plus \$25K Reserves = \$536,345
8	Other Miscellaneous Revenues							
9	Miscellaneous Revenues	\$ 112	\$ 192	\$ -	\$ 192	\$ -	\$ -	
10								
11	TOTAL REVENUES	\$ 515,725	\$ 517,055	\$ 511,345	\$ 5,710	\$ 554,973	\$ 43,628	Same / in \$25K Reserves = \$536,345
12								
13	EXPENDITURES - ADMINISTRATIVE							
14								
15	Legislative							
16	Supervisor Fees	\$ 6,400	\$ 11,400	\$ 12,000	\$ 600	\$ 12,000	\$ -	
17	Financial & Administrative							
18	Administrative Services	\$ 2,184	\$ 3,744	\$ 3,744	\$ -	\$ 3,856	\$ 112	Increase in costs for FY 24/25
19	District Management	\$ 12,133	\$ 20,800	\$ 20,800	\$ -	\$ 21,424	\$ 624	Increase in costs for FY 24/25
20	District Engineer	\$ 1,370	\$ 2,352	\$ 10,000	\$ 7,648	\$ 10,000	\$ -	
21	Trustees Fees	\$ 4,041	\$ 4,041	\$ 4,200	\$ 159	\$ 4,200	\$ -	
22	Assessment Roll	\$ 5,200	\$ 5,200	\$ 5,200	\$ -	\$ 5,356	\$ 156	Increase in costs for FY 24/25
23	Financial & Revenue Collections	\$ 2,791	\$ 4,784	\$ 4,784	\$ -	\$ 4,784	\$ -	
24	Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
25	Accounting Services	\$ 9,794	\$ 16,790	\$ 16,790	\$ -	\$ 17,294	\$ 504	Increase in costs for FY 24/25
26	Auditing Services	\$ -	\$ 3,390	\$ 3,390	\$ -	\$ 3,390	\$ -	Same -Contract
27	Public Officials Liability Insurance	\$ 2,958	\$ 2,958	\$ 4,541	\$ 1,583	\$ 3,254	\$ (1,287)	Per EGIS Estimate
28	Legal Advertising	\$ 109	\$ 750	\$ 750	\$ -	\$ 750	\$ -	
29	Bank Fees	\$ 36	\$ 62	\$ 150	\$ 88	\$ 150	\$ -	
30	Dues, Licenses & Fees	\$ 175	\$ 300	\$ 275	\$ (25)	\$ 275	\$ -	
31	Website Hosting, Maintenance, Backup (and Email)	\$ 2,237	\$ 2,737	\$ 2,737	\$ -	\$ 2,737	\$ -	Per contracts-No Change FY 2022-2023
32	Legal Counsel							
33	District Counsel	\$ 11,312	\$ 19,392	\$ 20,000	\$ 608	\$ 20,000	\$ -	
34								
35	Administrative Subtotal	\$ 60,890	\$ 98,850	\$ 109,511	\$ 10,661	\$ 109,620	\$ 109	
36								
37	EXPENDITURES - FIELD OPERATIONS							
38								
39	Electric Utility Services							
40	Utility Services	\$ 570	\$ 984	\$ 1,500	\$ 516	\$ 1,500	\$ -	
41	Utility - Recreation Facilities	\$ 1,176	\$ 2,016	\$ 2,000	\$ (16)	\$ 2,000	\$ -	
42	Street Lights	\$ 20,743	\$ 41,880	\$ 45,000	\$ 3,120	\$ 45,000	\$ -	
43	Garbage/Solid Waste Control Services							
44	Solid Waste Assessment	\$ 443	\$ 430	\$ 430	\$ (12)	\$ 450	\$ 20	Increase based on history
45	Garbage - Recreation Facility	\$ 108	\$ 186	\$ 500	\$ 314	\$ 500	\$ -	
46	Water-Sewer Combination Services							
47	Utility Services - Recreation Facilities	\$ 601	\$ 1,032	\$ 2,300	\$ 513	\$ 2,300	\$ -	
48	Stormwater Control							
49	Aquatic Maintenance	\$ 9,328	\$ 15,996	\$ 15,486	\$ (510)	\$ 16,080	\$ 594	Increase based on new contract starting 11/23
50	Stormwater Assessment	\$ 319	\$ 319	\$ 351	\$ 32	\$ 351	\$ -	
51	Aquatic Plant Replacement	\$ -	\$ 4,167	\$ 10,000	\$ 5,833	\$ 10,000	\$ -	
52	Stormwater System Maintenance	\$ -	\$ 1,459	\$ 3,500	\$ 2,041	\$ 3,500	\$ -	Structure Maintenance Items DE
53	Other Physical Environment							
54	Property Insurance	\$ 5,938	\$ 5,938	\$ 6,806	\$ 868	\$ 6,710	\$ (96)	Based on EGIS estimate
55	General Liability Insurance	\$ 4,272	\$ 4,272	\$ 3,144	\$ (1,128)	\$ 4,699	\$ 1,555	Based on EGIS estimate
56	Entry & Walls Maintenance	\$ -	\$ 416	\$ 1,000	\$ 584	\$ 1,000	\$ -	
57	Landscape Maintenance	\$ 53,808	\$ 92,224	\$ 85,500	\$ (6,724)	\$ 95,550	\$ 10,050	New contract with Red Tree
58	Irrigation Maintenance & Repairs	\$ 6,012	\$ 10,308	\$ 13,300	\$ 2,992	\$ 17,300	\$ 4,000	\$7800 for irrigation + \$9500 for projects
59	Tree Trimming Services	\$ 20,325	\$ 34,848	\$ 27,400	\$ (7,448)	\$ 27,400	\$ -	Hi-Trim Contracted Rate
60	Landscape Replacement Plants, Shrubs,	\$ 2,262	\$ 3,876	\$ 16,000	\$ 12,124	\$ 25,000	\$ 9,000	Anticipated costs for FY 24/25
61	Landscape Inspection Services	\$ 5,775	\$ 9,900	\$ 8,700	\$ (1,200)	\$ 11,100	\$ 2,400	Increase in costs for FY 24/25
62	Landscape - Annuals	\$ 987	\$ 1,692	\$ 5,000	\$ 3,308	\$ 5,000	\$ -	
63	Fire Ant Treatment	\$ -	\$ 1,209	\$ 2,900	\$ 1,691	\$ 3,200	\$ 300	Projected costs from Red Tree
64	Landscape Fertilization & Pest	\$ 9,322	\$ 15,984	\$ 15,000	\$ (984)	\$ 20,850	\$ 5,850	\$14,850 for Fertilization + \$6000 Pest Control
65	Holiday Decorations	\$ 90	\$ 90	\$ 1,800	\$ 1,710	\$ 1,800	\$ -	Increase CDD funds for holiday decorations
66	Landscape - Mulch	\$ 6,982	\$ 6,982	\$ 12,500	\$ 5,518	\$ 18,200	\$ 5,700	Projected costs from Red Tree
67	Turf / Shrubs / Trees Treatment	\$ -	\$ 2,500	\$ 6,000	\$ 3,500	\$ 6,000	\$ -	
68	Rust Prevention	\$ 8,750	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ -	Per contract Suncoast Rust Control- \$1250
69	Parks & Recreation							
70	Management Contract	\$ 4,200	\$ 7,200	\$ 10,080	\$ 2,880	\$ 11,280	\$ 1,200	Increase in costs for FY 24/25
71	Contract Employee Salaries	\$ 23,862	\$ 40,098	\$ 33,636	\$ (6,462)	\$ 36,242	\$ 2,606	Increase in costs for FY 24/25
72	Telephone, Internet, Cable	\$ 1,424	\$ 2,448	\$ 4,641	\$ 2,193	\$ 4,641	\$ -	
73	Pest Control	\$ -	\$ 583	\$ 1,400	\$ 817	\$ 1,400	\$ -	Average annual cost Nvirosect/Antipesto
74	Facility Supplies	\$ 734	\$ 1,260	\$ 2,000	\$ 740	\$ 2,000	\$ -	
75	Facility A/C & Heating Maintenance & Repair	\$ 278	\$ 480	\$ 500	\$ 20	\$ 500	\$ -	
76	Maintenance & Repair	\$ 478	\$ 816	\$ 2,000	\$ 1,184	\$ 2,000	\$ -	
77	Clubhouse - Facility Janitorial Service	\$ 2,685	\$ 4,608	\$ 4,900	\$ 292	\$ 4,900	\$ -	Suncoast Sparking Revised Contract \$375 month + 1 off extra cleanings (BOS approved 4 total= \$400)
78	Computer Support, Maintenance & Repair	\$ -	\$ 105	\$ 250	\$ 145	\$ 250	\$ -	
79	Security System Monitoring & Maintenance	\$ 475	\$ 816	\$ 700	\$ (116)	\$ 950	\$ 250	Increase based on costs for FY 23/24
80	Special Events	\$ 1,603	\$ 2,748	\$ 6,000	\$ 3,252	\$ 6,000	\$ -	
81	Fitness Equipment Maintenance & Repairs	\$ 1,361	\$ 2,340	\$ 1,500	\$ (840)	\$ 2,500	\$ 1,000	Increase based on costs for FY 23/24
82	Fitness Equipment Lease	\$ 2,266	\$ 3,960	\$ 3,960	\$ -	\$ -	\$ (3,960)	Lease agreement ends 8/1/24
83	Fitness Equipment Service Contract	\$ -	\$ 1,750	\$ 4,200	\$ 2,450	\$ 4,200	\$ -	New FitRev 3 Year Equip Parts Warranty
84	Office Supplies	\$ 565	\$ 1,130	\$ 800	\$ (330)	\$ 1,200	\$ 400	Increase based on costs for FY 23/24
85	Contingency							
86	Capital Outlay	\$ -	\$ 7,000	\$ 16,800	\$ 9,800	\$ 16,800	\$ -	Divided Over 5 YR Plan = Est \$16,800 per year
87	Miscellaneous Contingency	\$ 4,909	\$ 8,424	\$ 7,350	\$ (1,074)	\$ 10,000	\$ 2,650	Increase based on costs for FY 23/24

Proposed Budget
The Verandahs Community Development District
General Fund
Fiscal Year 2024/2025

	Chart of Accounts Classification	Actual YTD through 04/30/24	Projected Annual Totals 2023/2024	Annual Budget for 2023/2024	Projected Budget variance for 2023/2024	Budget for 2024/2025	Budget Increase (Decrease) vs 2023/2024	Comments
88	Field Operations Subtotal	\$ 202,651	\$ 359,472	\$ 401,834	\$ 41,593	\$ 445,353	\$ 43,519	
89								
90	TOTAL EXPENDITURES	\$ 263,541	\$ 458,322	\$ 511,345	\$ 52,254	\$ 554,973	\$ 43,628	
91								
92	EXCESS OF REVENUES OVER	\$ 252,184	\$ 58,733	\$ -	\$ (46,544)	\$ -	\$ -	

Proposed Budget

The Verandahs Community Development District

Reserve Fund

Fiscal Year 2024/2025

	Chart of Accounts Classification	Actual YTD through 04/30/24	Projected Annual Totals 2023/2024	Annual Budget for 2023/2024	Projected Budget variance for 2023/2024	Budget for 2024/2025	Budget Increase (Decrease) vs 2023/2024	Comments
1								
2	REVENUES							
3	Interest Earnings							
4	Interest Earnings	\$ 2,782	\$ 4,764	\$ -	\$ 4,764	\$ -	\$ -	
5	Special Assessments							
6	Tax Roll*	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ -	
7								
8	TOTAL REVENUES	\$ 27,782	\$ 29,764	\$ 25,000	\$ 4,764	\$ 25,000	\$ -	
9								
10	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
11								
12	TOTAL REVENUES AND BALANCE FORWARD	\$ 27,782	\$ 29,764	\$ 25,000	\$ 4,764	\$ 25,000	\$ -	
13								
14	EXPENDITURES							
15								
16	Contingency							
17	Capital Reserves	\$ 1,293	\$ 1,293	\$ 25,000	\$ 23,707	\$ 25,000	\$ -	
18	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
19								
20	TOTAL EXPENDITURES	\$ 1,293	\$ 1,293	\$ 25,000	\$ 23,707	\$ 25,000	\$ -	
21								
22	EXCESS OF REVENUES OVER EXPENDITURES	\$ 25,180	\$ 25,180	\$ -	\$ 25,180	\$ -	\$ -	
23								

The Verandahs Community Development District		
Debt Service		
Fiscal Year 2024/2025		
Chart of Accounts Classification	Series 2016	Budget for 2024/2025
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$310,438.86	\$310,438.86
TOTAL REVENUES	\$310,438.86	\$310,438.86
EXPENDITURES		
Administrative		
Debt Service Obligation	\$310,438.86	\$310,438.86
Administrative Subtotal	\$310,438.86	\$310,438.86
TOTAL EXPENDITURES	\$310,438.86	\$310,438.86
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

GROSS ASSESSMENTS

\$329,973.28

Notes:

Tax Roll Collection Costs (2%) and EPD (4%) for Pasco County together are a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments Received.

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT					
FISCAL YEAR 2024/2025 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE					
2024/2025 O&M Budget:		\$579,973.00	2023/2024 O&M Budget:		\$536,345.00
Pasco County Collection Costs:	2%	\$12,339.85	2024/2025 O&M Budget:		\$579,973.00
Early Payment Discounts:	4%	\$24,679.70			
2024/2025 Total:		<u>\$616,992.55</u>	Total Difference:		<u>\$43,628.00</u>
Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2023/2024	2024/2025	\$	%
Single Family	Series 2016 Debt Service	\$593.10	\$593.10	\$0.00	0.00%
	Operations/Maintenance	\$1,031.79	\$1,115.72	\$83.93	8.13%
	Total	\$1,624.89	\$1,708.82	\$83.93	5.17%
Single Family (Prepaid)	Series 2016 Debt Service	\$48.39	\$48.39	\$0.00	0.00%
	Operations/Maintenance	\$1,031.79	\$1,115.72	\$83.93	8.13%
	Total	\$1,080.18	\$1,164.11	\$83.93	7.77%
Townhome	Series 2016 Debt Service	\$320.74	\$320.74	\$0.00	0.00%
	Operations/Maintenance	\$515.89	\$557.86	\$41.97	8.13%
	Total	\$836.63	\$878.60	\$41.97	5.02%
Townhome (Prepaid)	Series 2016 Debt Service	\$48.39	\$48.39	\$0.00	0.00%
	Operations/Maintenance	\$515.89	\$557.86	\$41.97	8.13%
	Total	\$564.28	\$606.25	\$41.97	7.44%

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Miscellaneous Revenues: The District may receive monies event rentals for such things as weddings, birthday parties, etc. for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.



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Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.



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Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance & Repairs: The District will incur expenditures related to the maintenance and repairs of the irrigation systems.

Tree Trimming Services: The District will incur expenditures to maintain trees within the District's boundaries as the District determines necessary.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Landscape Inspection Services: The District may contract for field management services to provide landscape maintenance oversight.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.



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Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse.

Special Events: Expenses related to functions such as holiday events for the public enjoyment.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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Tab 5

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (**“Board”**) of The Verandahs Community Development District (**“District”**) prior to June 15, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (**“Proposed Budget”**); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 6, 2024

HOOR: 6:30 p.m.

LOCATION: The Verandahs Amenity Center
12375 Chenwood Avenue
Hudson, FL 34669

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON JUNE 4, 2024.

Attest:

**The Verandahs Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2024/2025

Tab 6

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, May 7, 2024, at 6:30 p.m.** at the Verandahs Amenity Center, 12375 Chenwood Avenue, Hudson, Florida 34669.

Present and Constituting a Quorum:

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

Also Present Were:

Sean Craft	District Manager, Rizzetta & Co.
KC Hopkinson	DC, Straley, Robin, Vericker (via phone)
Frances Thomson	Clubhouse Manager
Giacomo Licari	DE, Dewberry Engineering (via phone)
Matt Olsen	Representative, Red Tree Landscape
John Burkett	Representative, Red Tree Landscape
Dave Lucadano	Representative, Red Tree Landscape

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 audience members in attendance.

THIRD ORDER OF BUSINESS**Staff Reports****A. Solitude**

The Board reviewed the aquatic report and requested Red Tree to assess a situation where Solitude is having difficulty gaining access to encroaching trees from the conservation area. Solitude's most recent report has been provided to Red Tree for their review and recommendations.

B. Landscape Inspection Specialist

The Board reviewed the inspection report and requested a proposal from Red Tree for new irrigation rotors, and to have an Arborist assess a situation at 12320 and 12326 Jillian Circle where trees from the conversation area are encroaching onto those properties, and to have Jason Liggett coordinate his next few landscape inspections with John Burkett from Red Tree.

C. Red Tree

No comments.

D. Review of the Hi Trim Report

The Board reviewed the report.

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 reviewed the District Manager's report and informed the Board the next meeting has been scheduled for Tuesday, June 4, 2024, at 6:30 pm at The Verandahs Clubhouse, located at 12375 Chenwood Ave, Hudson, FL 34669.

FOURTH ORDER OF BUSINESS**Discussion Regarding Pond Fishing**

The Board directed District Counsel to send out letters to any person caught fishing in the ponds as it is not permitted on district property.

FIFTH ORDER OF BUSINESS**Discussion Regarding Vandalism on Property**

The Board directed District Counsel to send out letters to any person caught damaging and or removing signs from district property.

SIXTH ORDER OF BUSINESS**Consideration of Proposal for Relocation of Tree**

The Board tabled this until next month and asked Red Tree to revise the proposal.

SEVENTH ORDER OF BUSINESS**Consideration of Proposal for Annuals**

The Board approved the proposal from Red Tree for annual flowers in the amount of \$1,152.00 scheduled for installation the first or second week of June.

On a motion by Mr. May, and seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the proposal for annual flowers in the amount of \$1,152.00, for The Verandahs Community Development District.

EIGHTH ORDER OF BUSINESS**Presentation of Voter Registration Statistics**

Mr. Craft reviewed the Voter Registration Statistics letter with the Board.

NINTH ORDER OF BUSINESS**Discussion of FY 2024-2025 Proposed Budget**

The Board reviewed the proposed budget and requested a few changes.

TENTH ORDER OF BUSINESS**Consideration of Minutes of Board of Supervisors' Regular Meeting Held on April 2, 2024**

On a motion by Ms. Nesheiwat, 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 April 2, 2024, as presented, for The Verandahs Community Development District.

ELEVENTH ORDER OF BUSINESS

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

On a motion by Ms. Michael, and seconded by Mr. Haupt, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for March 2024, totaling \$41,779.04, for The Verandahs Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

No requests were made.

THIRTEENTH 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. May, and seconded by Mr. Haupt, with all in favor, the Board of Supervisors adjourned the meeting at 8:15 p.m., for The Verandahs Community Development District.

Secretary/Assistant Secretary

Chair/Vice Chair

Tab 7

The Verandahs Community Development District

District Office · Wesley Chapel, Florida · (813) 993-5571

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.verandahscdd.org

Operations and Maintenance Expenditures

April 2024

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2024 through April 30, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$36,928.70**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2024 Through April 30, 2024

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Cheryl L Michael	100461	CM040224	Board of Supervisors Meeting 04/02/24	\$ 200.00
Digital South Communications, Inc.	100471	593521434	Monthly Phone Service 04/24	\$ 41.38
Frontier Florida, LLC	20240423-1	727-856-7773-073119-5 04/24 Auto Pay	727-856-7773-073119-5 04/24	\$ 159.98
High Trim, LLC	100462	5398	Tree Maintenance (Chenwood Ave) 04/24	\$ 3,200.00
High Trim, LLC	100479	5465	Tree Trimming 04/24	\$ 425.00
Kasy and Peter Bakomihalis	100472	041324 Refund	Clubhouse Rental Deposit Refund 04/24	\$ 250.00
Kristin Foster	100480	042724 Refund	Clubhouse Rental Deposit Refund 04/24	\$ 250.00
Pasco County Property Appraiser	100474	24065	Non-Ad Valorem Assessment Annual Renewal Fees FY24/25	\$ 150.00
Pasco County Utilities	100473	20221125	12375 Chenwood Ave 03/24	\$ 88.56
Pathward, National Association	20240402-1	288612 AutoPay	Lease 193024-VF000 03/24	\$ 323.75
Rizzetta & Company, Inc.	100460	INV0000088534	District Management Fees 04/24	\$ 4,768.17

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2024 Through April 30, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100469	INV0000088668	Cell Phone, Mileage & Travel 03/24	\$ 140.45
Rizzetta & Company, Inc.	100470	INV0000088713	Amenity Management & Personnel Reimbursement 04/24	\$ 2,105.78
Rizzetta & Company, Inc.	100478	INV0000089457	Personnel Reimbursement 04/24	\$ 1,265.78
Sarah Nesheiwat	100463	SN040224	Board of Supervisors Meeting 04/02/24	\$ 200.00
Solitude Lake Management, LLC	100475	PSI0632053	Monthly Pond Maintenance 04/24	\$ 1,340.00
Stanley Haupt	100464	SH040224	Board of Supervisors Meeting 04/02/24	\$ 200.00
Stellar Electrical Services, LLC	100465	03272024001	Electrical Repair 04/24	\$ 258.97
Straley Robin Vericker	100476	24447	Legal Services 03/24	\$ 1,907.00
Suncoast Rust Control, Inc.	100477	06880	Chemicals for Rust Prevention 03/24	\$ 1,250.00
Suncoast Sparkling Cleaning Service, Inc	100466	403	Clubhouse Cleaning 03/24	\$ 375.00
The Verandahs CDD	DC043024	DC043024	Debit Card Replenishment	\$ 211.43

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2024 Through April 30, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Thomas M. May	100467	TM040224	Board of Supervisors Meeting 04/02/24	\$ 200.00
Tracy E. Mayle	100468	TM040224	Board of Supervisors Meeting 04/02/24	\$ 200.00
Yellowstone Landscape	20240429-1	TM 673657	Monthly Landscape 04/24	\$ 9,070.07
Yellowstone Landscape	20240424-1	TM 673673	Landscape Enhancement 03/24	\$ 1,365.00
Yellowstone Landscape	20240424-1	TM 673674	Mulch Installation 03/24	<u>\$ 6,982.38</u>
Report Totals				<u>\$ 36,928.70</u>

The Verandahs CDD
Meeting Date: April 2, 2024

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Tracy Mayle	☒
Thomas May	☒
Sarah Nesheiwat	☒
Stanley Haupt	☒
<i>Cheryl Michael</i>	☒

NOTE: Supervisors are only paid if checked.

RECEIVED
04-03-2024

EXTENDED MEETING TIMECARD

Meeting Start Time:	<i>6:30 pm</i>
Meeting End Time:	<i>7:29</i>
Total Meeting Time:	0:00

:59

Time Over _____ (3) Hours:	
----------------------------	--

Total at \$175 per Hour:	
--------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: _____

Regan Giff

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
593521434	04/01/2024	\$41.38	04/22/2024	Net 21	

DATE	ACTIVITY	QTY	RATE	AMOUNT
	100-06-E911-3 E911 Service Charge	1	0.00	0.00
	100-03-CALLPATHM-3 Metered Call Path	5	0.00	0.00
	100-01-EXTN1-1 Business Extension Plan 1	1	30.00	30.00
	100-04-PPM3500-2 3,500 Pre-Paid Domestic (US/Canada) Minutes	5	0.00	0.00
	100-05-DID-2 Domestic Telephone Number (DID)	1	2.00	2.00
	USAGE-7001-1 Domestic Interstate Call Usage	1	0.00	0.00
	USAGE-7002-4 Domestic Intrastate Call Usage	1	0.00	0.00
	USAGE-7010-1 Toll Free Interstate Call Usage	1	0.00	0.00
	USAGE-7011-1 Toll Free Intrastate Call Usage	1	0.00	0.00
	USAGE-7030-3 Conference Bridge Usage	1	0.00	0.00
	USAGE-7020-1 International Call Usage	1	0.00	0.00
	USAGE-7411-1 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
	TAX-64-COMMUNICATIONS_SERVICE_TAX Communications Service Tax	1	2.64	2.64
	TAX-161-E911_VOIP E911 (VoIP)	1	2.00	2.00
	TAX-226-FCC_REGULATORY_FEE_VOIP FCC Regulatory Fee (VoIP)	1	0.06	0.06
	TAX-162-FUSF_VOIP FUSF (VoIP)	1	3.78	3.78
	TAX-14-STATUTORY_GROSS_RECEIPTS Statutory Gross Receipts	1	0.85	0.85
	TAX-160-STATUTORY_GROSS_RECEIPTS_BUSINESS Statutory Gross Receipts (Business)	1	0.05	0.05

SUBTOTAL	41.38
TAX	0.00
TOTAL	41.38
BALANCE DUE	\$41.38

RECEIVED
04-02-2014

**Your Monthly Invoice****Account Summary**

New Charges Due Date **4/18/24**
Billing Date 3/25/24
Account Number 727-856-7773-073119-5

Previous Balance 164.98
Payments Received Thru 3/20/24 -164.98
Thank you for your payment!
Balance Forward .00
New Charges 159.98
Total Amount Due \$159.98

RECEIVED
03-27-2024

ANYTIME, ANYWHERE SUPPORT

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

WAYS TO PAY YOUR BILL



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



800-801-6652



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You are all set with Auto Pay! To review your account, go to frontier.com or MyFrontier mobile app.



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

6790 0007 NO RP 25 03262024 NNNNNNNN 01 999492

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



Date of Bill
Account Number

3/25/24
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

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business.frontier.com/unified-communications

*Standard package

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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.

SERVICE TERMS

Visit frontier.com/terms, 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). **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.

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Date of Bill
Account Number

3/25/24
727-856-7773-073119-5

CURRENT BILLING SUMMARY

Local Service from 03/25/24 to 04/24/24

Qty Description 727/856-7773.0

Non Basic Charges

Wi-Fi Secure LT-VB

Business Fiber Internet 500

1 Usable Static IP Address

Auto Pay Discount

Total Non Basic Charges**TOTAL 159.98****Charge**

80.00

64.99

19.99

-5.00

159.98





INVOICE #5398

ISSUED:

04/01/2024

DUE:

04/01/2024

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 #5398

ISSUED:

04/01/2024

DUE:

04/01/2024

* 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
04-01-2024

Pay Now



INVOICE #5465

ISSUED:

04/26/2024

DUE:

04/26/2024

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:

12901 Saulston Place
Hudson, Florida 34669

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
04/25/2024				
Tree Trimming	Elevations and reductions on trees that are over hanging property from common ground remove fallen limb an make corrective cut	1	\$425.00	\$425.00*

* 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

\$425.00

RECEIVED
04-26-2024

Pay Now

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$ 250.00

RECEIVED
04-16-2024

Project: Baby shower

Date: 4/13/2024

Payable To: Kasy / Peter Bakomihalis

Reason: Clubhouse Rental Deposit Refund

Requestor: Frances Thomson (Clubhouse Manager)

Directions for Check:

Kasey / Peter Bakomihalis
12632 white Bluff RD
Hudson 34669

(941) 725-9957

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$ 250.00

RECEIVED
04-29-2024

Project: Baby shower

Date: 4/27/2024

Payable To: Kristin Foster

Reason: Clubhouse Rental Deposit Refund

Requestor: Frances Thomson (Clubhouse Manager)

Directions for Check:

Kristin Foster
12100 Luftkurrow Ln
Hudson, 34669



Pasco County Property Appraiser
Information Services Department
PO Box 401
Dade City, FL 33526-0401



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
Pay By Phone: 1-855-786-5344

1 1 1
05-46125

VERANDAHS CDD

Service Address: **12375 CHENWOOD AVENUE**

Bill Number: 20221125

Billing Date: 4/12/2024

Billing Period: 2/21/2024 to 3/21/2024

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
Please visit bit.ly/pcurates for additional details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	18021429	2/21/2024	48	3/21/2024	50	29	2

Usage History

	Water
March 2024	2
February 2024	3
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

Transactions

Previous Bill	97.34
Payment 03/28/24	-97.34 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	21.24
Water Tier 1	2.0 Thousand Gals X \$2.07 4.14
Sewer	
Sewer Base Charge	49.76
Sewer Charges	2.0 Thousand Gals X \$6.71 13.42
Total Current Transactions	88.56
TOTAL BALANCE DUE	\$88.56

RECEIVED
04-15-2024



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.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 88.56

Total Balance Due	\$88.56
Due Date	4/29/2024

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

Round-Up Donations to Charity	
Amount Enclosed	

☐ 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

INVOICE NUMBER

288612

INVOICE DATE

3/2/2024

CONTRACT NUMBER

105801-1

DUE DATE

4/1/2024

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

PO #	Amount	
—	CONTRACT PAYMENT	323.75
Original Lease #193024-VF000	TOTAL AMOUNT DUE :	323.75

CONTACT US FOR CUSTOMER SERVICE OR BILLING QUESTIONS:

RECEIVED
03.04.24



PHONE:

248-593-3990



E-MAIL:

CVFCUSTOMERSERVICE@PATHWARD.CO
M



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

INVOICE NUMBER

288612

INVOICE DATE

3/2/2024

CONTRACT NUMBER

105801-1

DUE DATE

4/1/2024

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

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

Invoice

Date	Invoice #
4/1/2024	INV0000088534

Bill To:

VERANDAHS CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
April	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
		Subtotal	\$4,768.17
		Total	\$4,768.17

RECEIVED
03-26-2024

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

Invoice

Date	Invoice #
3/31/2024	INV0000088668

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
4/12/2024	INV0000088713

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
4/26/2024	INV0000089457

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,265.78	\$1,265.78
RECEIVED 04-26-2024	Subtotal		\$1,265.78
	Total		\$1,265.78



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: PSI062053
Invoice Date: 4/1/2024

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 4/1/2024
Due Date 5/1/2024
Terms Net 30

Customer ID 13825
P.O. Number
P.O. Date 4/1/2024
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,340.00	1,340.00
April Billing					
4/1/2024 - 4/30/2024					
The Verandahs CDD - LAKE ALL					

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

RECEIVED
04-02-2024

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

Stellar Electrical Services LLC

PO Box 6972
Spring Hill, FL 34611
813-603-7514
EC13007514

Invoice

Date	Invoice #
4/1/2024	03272024001

Bill To
The Verandahs CDD

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	U/M	Rate	Amount
	Damaged Monument Flood Light Replacement			
1	Labor		95.00	95.00
1	Service Charge		95.00	95.00
1	Fuel Surcharge		8.97	8.97
1	Material - Qty. One (1) LED Flood Light Fixture, 30 Watt, 3000 Lumen, Exterior Grade, 4000K, 120v and Qty. One (1) Four-Inch PVC Mounting Post Cap		60.00	60.00
	Procured and installed the commercial grade material items listed above. The Verandahs CDD Monument Sign's east face (entrance side) flood light fixture is broken at the four-inch post cap and hanging by its wires. The damaged fixture and mounting cap were removed. Installed one new LED 30 watt-3000 lumen-4000 K flood light fixture and four-inch mounting cap. The riser post was leveled and repainted to cover the scuff marks.			
			RECEIVED 04-02-2024	
			Total	\$258.97





The Verandahs

A DEED
RESTRICTED
COMMUNITY
NO SOLICITING

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

April 16, 2024

Client: 001308

Matter: 000001

Invoice #: 24447

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
3/4/2024	KCH	SEND OUT REVISED DEMAND LETTER TO 12334 JILLIAN CIRCLE.	0.5	\$152.50
3/5/2024	KCH	REVIEW AGENDA AND PREPARE FOR BOS MEETING; ATTEND BOS MEETING; VIA TELEPHONE.	2.4	\$732.00
3/6/2024	KCH	REVIEW 2019 CONTRACT WITH YELLOWSTONE; PREPARE TERMINATION LETTER TO YELLOWSTONE; PREPARE STANDARD LANDSCAPE MAINTENANCE AGREEMENT FOR REDTREE.	1.8	\$549.00
3/13/2024	KCH	REVIEW REDTREE PROPOSAL; FINALIZE LANDSCAPE AGREEMENT WITH REDTREE.	0.6	\$183.00
3/21/2024	KCH	REVIEW TENTATIVE AGENDA.	0.4	\$122.00
3/26/2024	KCH	FINALIZE ONE-PAGE INFORMATIONAL SHEET ON ETHICS TRAINING OPPORTUNITIES.	0.5	\$152.50
Total Professional Services			6.2	\$1,891.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
3/6/2024	Postage	\$16.00
Total Disbursements		\$16.00

April 16, 2024
Client: 001308
Matter: 000001
Invoice #: 24447

Page: 2

Total Services	\$1,891.00	
Total Disbursements	\$16.00	
Total Current Charges		\$1,907.00
Previous Balance		\$2,051.50
Less Payments		(\$2,051.50)
PAY THIS AMOUNT		\$1,907.00

RECEIVED
04-16-2024

Please Include Invoice Number on all Correspondence

Suncoast Rust Control, Inc.

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

INVOICE

Date	Invoice #
4/1/2024	06880
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
5/1/2024	

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

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

Thank you for your business.

RECEIVED
04-03-2024

Total: \$1,250.00

Balance Due \$1,250.00

Phone #	Fax #	E-Mail	Web Site
833-4NO-RUST	727-541-4006	admin@suncoastrust.com	www.suncoastrust.com



RECEIVED
04-01-2024

The Verandahs CDD
Truist Account #XXXXXXXXX3947 \$1,000 Balance
4/30/2024

				Clubhouse	Clubhouse	Clubhouse
				Special Events 57200-4775	Facility Supplies 57200-4619	Janitorial Services 57200-4704
Date	Vendor Name	Description	Amount			
04/01/24	Amazon	Coffee & Glade refills	(51.60)		(51.60)	
4/3/2024	Walmart	1000 Prefilled Easter Eggs	(11.88)		(11.88)	
04/07/24	Amazon	Coffee Cups/ Creamer	(39.08)		(39.08)	
04/11/24	Amazon	Monthly Subscription	(14.99)			(14.99)
04/15/24	Amazon	2 Bathroom Signs	(27.96)		(27.96)	
04/25/24	Amazon	Cement Cleaner	(44.95)		(44.95)	
04/24/24	Walmart	Light Bulbs	(20.97)		(20.97)	
	TOTAL	001-10102	(211.43)	0.00	(196.44)	(14.99)

DM Approval: Sean Craft

Date: 4/30/24

Details for Order #112-6226528-9957811

[Print this page for your records.](#)

Order Placed: April 1, 2024
Amazon.com order number: 112-6226528-9957811
Order Total: \$51.60

Not Yet Shipped

Items Ordered	Price
1 of: <i>Glade PlugIns Refills Air Freshener, Scented and Essential Oils for Home and Bathroom, Cashmere Woods, 0.67 Fl Oz, 10 Count (Pack of 1)</i> Sold by: Amazon.com Services, Inc Supplied by: Other	\$21.40
Condition: New	
1 of: <i>96 Count Coffee Variety Pack (12 amazing blends), Single Serve Coffee Pods for Keurig K Cup Brewers - InfuSio Revival Roaster Premium Roasted Coffee (Variety, 96 Compatible with 2.0)...</i> Sold by: InfuSio (seller profile) Product question? Ask Seller Supplied by: Other	\$30.20
Condition: New	

Shipping Address:
Frances Thomson
12405 PARCHMENT DR
HUDSON, FL 34667-2572
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method: Visa ending in 2233	Item(s) Subtotal:	\$51.60
	Shipping & Handling:	\$0.00

Billing address The Verandahs Clubhouse 12375 Chenwood Ave The clubhouse Hudson, FL 34669 United States	Total before tax:	\$51.60
	Estimated tax to be collected:	\$0.00

	Grand Total:	\$51.60

To view the status of your order, return to Order Summary.

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Thank you! ID #:7TLDKF1V0TPC

Walmart *

727-861-0040 Mgr: AARON
12610 US HIGHWAY 19
HUDSON FL 34667

ST# 05266 OP# 002891 TE# 92 TR# 05384
ITEMS SOLD 1

TC# 4478 8356 9250 4303 8278



3M 800 18X24 005113197548 11.88 0

SUBTOTAL 11.88

TOTAL 11.88

DEBIT TEND 11.88

CHANGE DUE 0.00

PAY FROM PRIMARY

EFT DEBIT 11.88 TOTAL PURCHASE
US DEBIT 11.88
REF # 409400833836

NETWORK ID. 0056 APPR CODE 002230
US DEBIT

AID A0000000980840
AAC A6E3FDB75B9D511D

*Pin Verified
TERMINAL # 21971330

04/03/24 09:52:58
04/03/24 09:53:26

Walmart *

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Details for Order #112-0633761-0503463

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Order Placed: April 7, 2024
Amazon.com order number: 112-0633761-0503463
Order Total: \$39.08

Not Yet Shipped

Items Ordered	Price
1 of: Nestle Coffee mate Coffee Creamer, Original, Liquid Creamer Singles, Non Dairy, No Refrigeration, Box of 180 Sold by: Amazon.com Services, Inc Supplied by: Other	\$12.99
Condition: New	
1 of: LITOPAK 240 Pack 12 oz Paper Cups, Disposable Coffee Cups, Paper Drinking Cups, Brown Disposable Cups, Paper Hot Coffee Cups, Paper Coffee Cups for Party, Picnic, Travel, and Events. Sold by: LITOPAK (seller profile) Supplied by: Other	\$26.09
Condition: New	

Shipping Address:
Frances Thomson
12405 PARCHMENT DR
HUDSON, FL 34667-2572
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method: Visa ending in 2233	Item(s) Subtotal: \$39.08 Shipping & Handling: \$0.00 ----- Total before tax: \$39.08 Estimated tax to be collected: \$0.00 ----- Grand Total: \$39.08
Billing address The Verandahs Clubhouse 12375 Chenwood Ave The clubhouse Hudson, FL 34669 United States	

To view the status of your order, return to [Order Summary](#).

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Details for Order # D01-0664167-7936214

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Amazon.com order number: D01-0664167-7936214

Order Total: \$14.99

Digital Order: April 11, 2024	
Items Ordered	Price
Prime Membership Fee	\$14.99
Quantity: 1	
Sold By: Amazon.com Services LLC	
Item(s) Subtotal: \$14.99	

Total Before Tax: \$14.99	
Tax Collected: \$0.00	

Total for this Order: \$14.99	

Payment Information	
Payment method	Item(s) Subtotal: \$14.99
VISA Visa ending in 2233	Total Before Tax: \$14.99
Billing address	Tax Collected: \$0.00
The Verandahs Clubhouse 12375 Chenwood Ave The clubhouse Hudson, FL 34669 United States 727-933-5050	Grand Total: \$14.99

[Return to the Order Summary.](#)

Please note: This is not a VAT invoice.

[Back to top](#)

English United States

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Details for Order #112-9255518-2956207

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Order Placed: April 15, 2024
Amazon.com order number: 112-9255518-2956207
Order Total: \$27.96

Not Yet Shipped

Items Ordered	Price
2 of: 4x6 Inch Help Keep Toilet Sink Clean, Look Before you Leave Designer Sign ~ Ready to Stick, Lean or Frame	\$13.98
Sold by: Reilly Originals (seller profile)	
Supplied by: Other	
Condition: New	

Shipping Address:
Frances Thomson
12405 PARCHMENT DR
HUDSON, FL 34667-2572
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method:	Item(s) Subtotal:	\$27.96
Visa ending in 2233	Shipping & Handling:	\$0.00

Billing address	Total before tax:	\$27.96
The Verandahs Clubhouse	Estimated tax to be collected:	\$0.00
12375 Chenwood Ave		----
The clubhouse	Grand Total:	\$27.96
Hudson, FL 34669		
United States		

To view the status of your order, return to Order Summary.

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Details for Order #112-4065963-5757840

[Print this page for your records.](#)

Order Placed: April 25, 2024
Amazon.com order number: 112-4065963-5757840
Order Total: \$44.95

Not Yet Shipped

Items Ordered	Price
1 of: CAF Outdoor Cleaning EXIMO® Waterless Concrete Cleaner for Driveway, Garage, Basement, and Walkway Surfaces, 3 lbs., Advanced Stain Remover for Oils and Other Petroleum Stains	\$44.95
Sold by: CAF Outdoor Cleaning (seller profile) Product question? Ask Seller	
Supplied by: Other	
Condition: New	

Shipping Address:
Frances Thomson
12405 PARCHMENT DR
HUDSON, FL 34667-2572
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method: Visa ending in 2233	Item(s) Subtotal: \$44.95
	Shipping & Handling: \$0.00

Billing address The Verandahs Clubhouse 12375 Chenwood Ave The clubhouse Hudson, FL 34669 United States	Total before tax: \$44.95
	Estimated tax to be collected: \$0.00

	Grand Total: \$44.95

To view the status of your order, return to Order Summary.

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Thank you! ID #:7TLHT1V0XCX

Walmart *

727-861-0040 Mgr: AARON
12610 US HIGHWAY 19
HUDSON FL 34667

ST# 05266 OP# 003793 TE# 91 TR# 07974
ITEMS SOLD 1
TC# 8096 9251 5214 8241 5639



GV LED BOX	007874222191	20.97 0
	SUBTOTAL	20.97
	TOTAL	20.97
	DEBIT TEND	20.97
	CHANGE DUE	0.00
EFT DEBIT	PAY FROM PRIMARY	
20.97	TOTAL PURCHASE	
US DEBIT	**** * 7408 I 0	
REF # 411800451253		
NETWORK ID. 0056	APPR CODE 002604	
US DEBIT		
AID A0000000980840		
AAC 95180F8206E9CDD2		
*Pin Verified		
TERMINAL # 21971295		
04/27/24	08:27:32	
04/27/24	08:27:50	

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INVOICE

INVOICE #	INVOICE DATE
TM 673657	4/1/2024
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: May 1, 2024

Invoice Amount: \$9,070.07

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

Invoice Total \$9,070.07

RECEIVED
04-08-2024

IN COMMERCIAL LANDSCAPING

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

**Bill To:**

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

Property Name: The Verandahs CDD**Address:** 13729 Royston Bend
Hudson, FL 34669**INVOICE**

INVOICE #	INVOICE DATE
TM 673673	3/27/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: April 26, 2024**Invoice Amount:** \$1,365.00

Description	Current Amount
Bed Trenching at Entrance	
Landscape Enhancement	\$1,365.00

Invoice Total **\$1,365.00**

Excellence

IN COMMERCIAL LANDSCAPING

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

**Bill To:**

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

Property Name: The Verandahs CDD**Address:** 13729 Royston Bend
Hudson, FL 34669**INVOICE**

INVOICE #	INVOICE DATE
TM 673674	3/27/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: April 26, 2024**Invoice Amount:** \$6,982.38

Description	Current Amount
Mulch Installation	
Mulch Install	\$6,982.38

Invoice Total \$6,982.38**RECEIVED**
03-27-2024

Excellence

IN COMMERCIAL LANDSCAPING

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