



Rizzetta & Company

The Verandahs Community Development District

Board of Supervisors Meeting March 4, 2025

**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	Chair
	Thomas May	Vice Chair
	Tracy Mayle	Assistant Secretary
	Sarah Nesheiwat	Assistant Secretary
	Brenton Basinger	Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Manager	Sean Craft	Rizzetta & Company, Inc.
District Counsel	Kathryn "KC"	Straley Robin & Vericker
	Hopkinson	
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

February 25, 2025

**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, March 4, 2025 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..... Tab 2
 - C. Red Tree**
 - i. Review of Irrigation Report..... Tab 3
 - ii. Consideration of Proposal for Mulch Installation Tab 4
 - D. Hi-Trim**
 - i. Review of Hi Trim Report (Under Separate Cover)
 - ii. Consideration of Proposal for Bush Hogging
Maintenance Tab 5
 - E. District Counsel**
 - F. District Engineer**
 - i. Review of Stormwater Inspection Report Tab 6
 - G. District Clubhouse Manager**
 - i. Review of Clubhouse Manager Report..... Tab 7
 - ii. Discussion of Dead Trees at 13843 Caden Genn Dr.
 - H. District Manager**
 - i. Review of District Manager's Report Tab 8
 - ii. Review of 4th Quarter Website Compliance
Audit Report Tab 9
- 4. BUSINESS ITEMS**
 - A. Ratification of Addendum #2 to Audit Engagement LetterTab 10**

5. BUSINESS ADMINISTRATION

- A.** Consideration of Minutes of the Board of Supervisors
Regular Meeting held on February 4, 2025..... Tab 11
- B.** Consideration of Operation & Maintenance
Expenditures for January 2025 Tab 12

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: 2025-02-18

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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140

Comments:

Normal growth observed

Site has some new submersed weed growth throughout, with the majority in the narrow S cove. Another treatment was applied during inspection. Expect 4-8 weeks for results.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



February 2025



February 2025

130

Comments:

Treatment in progress

Previously treated submersed weeds are decaying from previous treatment, causing algae in SW cove and shoreline. Another treatment was applied during inspection to speed up process.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



February 2025



February 2025

80

Comments:

Normal growth observed

Minor algae sprouting along the perimeter. Treatment was applied during inspection. Expect 10-14 days for results.

Action Required:

Routine maintenance next visit

Target:

Surface algae



February 2025



February 2025

90

Comments:

Normal growth observed
Very minor shoreline weed growth on exposed banks. Open water looks good. Previous treatment for algae and submersed weeds was successful.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



February 2025



February 2025

100

Comments:

Normal growth observed
Open water and shorelines look good. Grasses in littoral zone have been reduced to one patch(left). This last bit was targeted during inspection.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



February 2025



February 2025

F100

Comments:

Site looks good
Site remains in good shape with no issues observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:



February 2025



February 2025

Site: F120

Comments:

Site looks good

Site has responded well to previous treatment for submersed weeds and algae. No issues observed.

Action Required:

Routine maintenance next visit

Target:



February 2025



February 2025

Site: 150

Comments:

Normal growth observed

Site has moderate algae collecting in windswept cove(left). Treatment was applied during inspection and results can be expected in 7-14 days.

Action Required:

Routine maintenance next visit

Target:

Surface algae



February 2025



February 2025

Site: F160a

Comments:

Normal growth observed

Minor algae developing within the decomposing shoreline tree growth. Treatment applied during inspection. Expect 10-14 days for results.

Action Required:

Routine maintenance next visit

Target:

Surface algae



February 2025



February 2025

Site: F160B**Comments:**

Treatment in progress

Previously treated submersed weeds have fallen out nicely. Roughly 5-10% remain and can still be seen decomposing in N cove(left).

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



February 2025



February 2025

Management Summary

During this month's inspection we saw an increase in algae activity. The onset of Spring-like temperatures has brought some Spring-like growth.

Most of the growth was minor and easily managed. Sites 130 and 150 had the heaviest growth.

Site 130 has been treated for some troublesome submersed weeds over the last couple of months. Progress has been slow, but steady. During today's inspection, the growth was showing heavy signs of stress and was in the late stages of decomposition. During this time, it's common for the submersed growth to detach from the pond bottom and float to the surface before it falls out completely. The decaying vegetation also tends to feed algae growth, which is what we're seeing now. Since these mats float, they also tend to collect along the windswept coves and shorelines. The vegetation was sprayed again today to treat the algae and speed up the decomposition process. We should see more fallout over the next 2-4 weeks, but we'll continue to follow up and retreat as necessary.

Site 150 had some seasonal algae growth that is relatively simple to treat. The windswept cove where it all collects, was the worst. There was only minimal shoreline growth around the rest of the site and the open water looked good. Today's treatment should yield very positive results in the next 7-14 days.

Trash was minimal and all continues to be collected.

Moving forward, we can expect to see more growth emerge as we get closer to Spring. We'll continue to treat aggressively during this time to set us up nicely for a good summer.

If there are any questions or concerns, just reach out: jason.diogo@solitudelake.com

Thanks so much for choosing Solitude!

Site	Comments	Target	Action Required
140	Normal growth observed	Submersed vegetation	Routine maintenance next visit
130	Treatment in progress	Submersed vegetation	Routine maintenance next visit
80	Normal growth observed	Surface algae	Routine maintenance next visit
90	Normal growth observed	Shoreline weeds	Routine maintenance next visit
100	Normal growth observed	Torpedograss	Routine maintenance next visit
F100	Site looks good		Routine maintenance next visit
F120	Site looks good		Routine maintenance next visit
150	Normal growth observed	Surface algae	Routine maintenance next visit
F160A	Normal growth observed	Surface algae	Routine maintenance next visit
F160B	Treatment in progress	Submersed vegetation	Routine maintenance next visit



Tab 2

THE VERANDAHS

FIELD INSPECTION REPORT



February 25, 2025
Rizzetta & Company
Jason Liggett – Field Services Manager



Rizzetta & Company
Professionals in Community Management

SUMMARY & CHENWOOD AVENUE

General Updates, Recent & Upcoming Maintenance Events

- Work on Moss Removal in the district. Per the Scope Of Services
- See items 11 and 12 for fertilizing schedule.
- ..

The following are action items for Redtree to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. I have added **Orange** for continuing services.

1. During my inspection I haven't noticed any improvement in ant mound control in the district. Seems to be even more then last month. What is the status of this?(pic 1)



3. Schedule the trimming of the Sabal palms at the pool area. Provide the district a timeframe.(pic 3)



2. Redtree to work on moss removal; thorough the district trees per the scope of services. This picture was taken across from the clubhouse, but we need to go through the property and work on this before the growing season. (pic 2>)



All moss hanging from trees (as well as all ball moss) shall be removed up to a height of 15' from all trees on an as-needed basis. However, during the dormant season, ALL Crape Myrtles shall have ALL mosses removed from the entire tree regardless of height.



Verandahs

4. Make sure during mowing visits we are string trimming around parking signs at the clubhouse.(pic 4)



8. Eradicate the bed weeds at the lift station on Chenwood Ave.
9. Make sure we are using selective herbicides on irrigated Saint Augustine to help with turf weed pressure throughout the district we are getting very weedy.
10. Remove the tall weeds from the Jasmine Minima beds on the outbound side of Chenwood Ave at the gate.

11. Saint Augustine to receive an application of Complete Fertilizer + Pre M in the month of February. Please provide spray sheets on when this is are will be completed.

5. RedTree to trim the Viburnum hedges near the common area on South bridge terrace.(pic 5)



6. Still watching both areas of turf decline in front of the pool area and on Saulston Place. With everything dormant its tough to judge but it looks like the front of the pool area will need to be replace come spring.(pic 6)

7. We continue to see declining in the Saint Augustine on Saulston place this area was replaced right before Redtree was hired on the district what is being done to this area?(pic 7>



Verandahs

12. Ornamentals to receive a complete fertilizer
in the Month of March Please get this
scheduled.



Rizzetta & Company
Professionals in Community Management

Tab 3



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February Inspection 2025

Date: Feb 07, 2025 9:25 am
Inspector: Tah'ree Williams

Site	
Name	Verandahs CDD
Address	12375 Chenwood Avenue
City	Hudson
ST	Florida
Zip	34669

Controller	
Name	Clubhouse
Location	
Model	
Modules	11
Controller ID	147560

Water Days as of Feb 07, 2025	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	S- north, across from clubhouse	Pass										
2	S- across from clubhouse	Pass										
3	R- across from clubhouse	Pass										
4	R-south end of field	Pass										
5	R- west side of field	Pass										
6	R-north end of field	Pass										
7	R-around clubhouse	Pass										
8	R- around pool	Pass										
9	S- clubhouse	Pass										
10	R- island in front of clubhouse	Pass										
11	R- south of controller	Pass										
12	S- by controller	Pass										
13	R- west of controller	Pass										

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14	R- by controller	Pass										
15	S- pond on Saulston Place	Pass										
16	S- around lift station on White Bluff	Pass										
17	S- west side of White Bluff	Pass										
18	S- east side of White Bluff	Pass										
19	S- northeast side of White Bluff	Pass						1				
2, 1/2" caps												
20	Mp- end of White Bluff, east	Pass										
21	Mp- end of White Bluff, west	Pass										
22		Pass										

Zone #1 - 02-07-25 9:30 am CST



Zone #2 - 02-07-25 9:30 am CST



Zone #3 - 02-07-25 9:33 am CST



Zone #4 - 02-07-25 9:35 am CST



Zone #5 - 02-07-25 9:37 am CST



Zone #6 - 02-07-25 9:39 am CST



Zone #7 - 02-07-25 9:41 am CST



Zone #8 - 02-07-25 9:43 am CST



Zone #9 - 02-07-25 9:45 am CST



Zone #10 - 02-07-25 9:48 am CST



Zone #11 - 02-07-25 9:50 am CST



Zone #12 - 02-07-25 9:50 am CST



Zone #13 - 02-07-25 9:53 am CST



Zone #14 - 02-07-25 9:55 am CST



Zone #15 - 02-07-25 9:58 am CST



Zone #16 - 02-07-25 10:00 am CST



Zone #17 - 02-07-25 10:00 am CST



Zone #19 - 02-07-25 10:07 am CST



Zone #20 - 02-07-25 10:08 am CST



Zone #21 - 02-07-25 10:08 am CST





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February Inspection 2025

Date: Feb 07, 2025 11:44 am
Inspector: Tah'ree Williams

Site	
Name	Verandahs CDD
Address	12375 Chenwood Avenue
City	Hudson
ST	Florida
Zip	34669

Controller	
Name	Controller 1
Location	
Model	
Modules	20
Controller ID	147561

Water Days as of Feb 07, 2025	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	Every day of the week
Program D	

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	D- by gate	Pass						3				
2	D- entrance island	Pass										
3	S- sign island and entrance side	Pass										
4	S- entrance side by SR 52	Pass										
5	S- second island	Pass										
6	S- north of Rosette Road	Pass										
7	S - Rosette to gate	Pass										
8	S- sidewalk by gate	Pass										
9	S- Greengate Drive entrance	Pass										
10	S- north of Greengate and center	Pass										
11	S- south of Royston Bend	Pass										
12	S- by pond at Lufburrow Lane	Pass						1				
1/2 cap												

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
13	S- Luftburrow to Southbridge Terrace,	Pass			1							
1 6" rain bird spray with nozzle												
14	S- north of Southbridge	Pass										
15	S- north of zone 14	Pass										
16	R- near lake	Pass										
17	S- near controller	Pass										
18	R- south of controller	Pass										
19	S- north of gate	Pass										
20	R&S- at exit gate	Pass										
21	S- exit side by SR 52	Pass										
22	S- northeast side on Luftburrow	Pass										
23	S- Luftburrow and Jillian Circle	Pass										
24	R-north end of Luftburrow	Pass			1							
6" rain bird rotor												
25	R- center of Luftburrow	Pass										
26	R- south end of Luftburrow	Pass										
27		Pass										
28		Pass										
29		Pass										
30		Pass										
31		Pass										
32		Pass										
33		Pass										
34		Pass										
35		Pass										
36		Pass										

Zone #1 - 02-07-25 11:47 am CST



Zone #2 - 02-07-25 11:48 am CST



Zone #3 - 02-07-25 11:50 am CST



Zone #4 - 02-07-25 11:51 am CST



Zone #5 - 02-07-25 11:54 am CST



Zone #6 - 02-07-25 11:55 am CST



Zone #7 - 02-07-25 11:57 am CST



Zone #8 - 02-07-25 11:58 am CST



Zone #9 - 02-07-25 12:01 pm CST



Zone #10 - 02-07-25 12:03 pm CST



Zone #11 - 02-07-25 12:05 pm CST



Zone #12 - 02-07-25 12:06 pm CST



Zone #13 - 02-07-25 12:09 pm CST



Zone #13 - 02-07-25 12:11 pm CST



Zone #14 - 02-07-25 12:12 pm CST



Zone #16 - 02-07-25 12:17 pm CST



Zone #17 - 02-07-25 12:16 pm CST



Zone #18 - 02-07-25 12:19 pm CST



Zone #19 - 02-07-25 12:20 pm CST



Zone #20 - 02-07-25 12:23 pm CST



Zone #21 - 02-07-25 12:25 pm CST



Zone #22 - 02-07-25 12:28 pm CST



Zone #23 - 02-07-25 12:29 pm CST



Zone #24 - 02-07-25 12:32 pm CST



Zone #25 - 02-07-25 12:34 pm CST



Zone #26 - 02-07-25 12:35 pm CST





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February Inspection 2025

Date: Feb 07, 2025 10:24 am
Inspector: Tah'ree Williams

Site	
Name	Verandahs CDD
Address	12375 Chenwood Avenue
City	Hudson
ST	Florida
Zip	34669

Controller	
Name	Controller 2
Location	
Model	
Modules	1
SLW	SLW1
Controller ID	147562

Water Days as of Feb 07, 2025	
Program A	Mon , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	R- by road	Pass										
2	R- by woods	Pass										
3		Pass										

Zone #1 - 02-07-25 10:24 am CST



Zone #2 - 02-07-25 10:25 am CST



Tab 4



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

MULCHING PROGRAM PROPOSAL:

FOR

The Verandahs CDD

Attention: Mr. Sean Craft – District Manager

February 18, 2025

SCOPE

- Installation of (140) cubic yards of mini pine bark in all planter beds on the property.
- Includes materials, delivery, tax and installation.
- Proposal submitted in accordance with contractual specifications.

140 yards x \$65.00 per yard = \$9,100.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by Peter Lucadano – CEO / Owner & ISA Certified Arborist
peteluke@redtreelandscape.com / Cell phone: (727) 919-3915

Tab 5



QUOTE #4917

SENT ON:

02/21/2025

RECIPIENT:

The Verandahs CDD, c/o Rizzetta & Company

3434 Colwell Ave. Suite 200
Tampa, FL 33614
Subdivison: Townhome Section

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:

12306 Greengate Drive
Hudson, Florida 34669

Product/Service	Description	Qty.	Unit Price	Total
Bush Hogging	A one time cut back of conservation behind town homes	1	\$4,500.00	\$4,500.00
Conservation maintenance	To add this section behind the twomhomes will be an additional cost of \$170 added to the monthly maintenance contract	1	\$0.00	\$0.00
Total				\$4,500.00

This quote is valid for the next 30 days.

** High Trim assumes no liability for any underground utilities, sewer, irrigation, gas, cables, lighting, etc. Homeowner assumes responsibility of moving valuables out of work area prior to commencement of scheduled work.

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.

Signature: _____ Date: _____

Tab 6



MEMORANDUM

Date: February 14th, 2025

To:

From: Giacomo Licari, Sr. Project Manager, Dewberry

Subject: The Verandahs Community Development District (CDD): Stormwater Inspection Results (February 2025); SWFWMD Permit No. 43-28459-0, SWFWMD Permit No. 43-28459-1

Introduction

This report provides the findings of a stormwater inspection for proper operation and maintenance of the Verandahs CDD stormwater management system conducted on February 5, 2025.

The following report summarizes the findings of the inspection and includes recommendations for action items. The report also contains the **2025 Stormwater Inspection Photo Log (Attachment 2)** depicting aspects of the stormwater management system that were inspected and require attention.

Report Recommendations

Verandahs: SWFWMD Permit Number 43-28459-0

Verandahs: SWFWMD Permit Number 43-28459-1

The recommended corrective measures are listed below and displayed on the attached **2025 Verandahs CDD As-Built Markups (Attachment 1)**. These measures should be scheduled and performed as soon as possible to ensure the system is functioning as permitted:

ID	Type	Structure ID	Condition	Additional
SWFWMD Permit Number 43-28459-0				
1	Flared End Section	FES 220	2 – Poor	Structure obscured by vegetative overgrowth.
2	Flared End Section	FES 176E-176H	2 – Poor	Structure obscured by vegetative overgrowth.
3	Control Structure	OCS-DSBU14A	2 – Poor	Structure obscured by vegetative overgrowth.
4	Control Structure	OCS-DSBU14B	2 – Poor	Structure obscured by vegetative overgrowth.
5	Control Structure	OCS-DSBU14C	2 – Poor	Structure obscured by vegetative overgrowth.
6	Flared End Section	FES 158	2 – Poor	Erosion around the structure.
7	Type C Inlet	Type C Inlet 111	2 – Poor	Structure obscured by vegetative overgrowth.
8	Type C Inlet	Type C Inlet 110	2 – Poor	Structure obscured by vegetative overgrowth.
9	Flared End Section	FES 89	2 – Poor	Sediment build up in structure.



MEMORANDUM

10	Flared End Section	FES 133A	2 – Poor	Structure obscured by vegetative overgrowth.
11	Flared End Section	FES 116A	2 – Poor	Structure obscured by vegetative overgrowth.
12	Flared End Section	FES 70A	2 – Poor	Structure obscured by vegetative overgrowth.
13	Flared End Section	FES 79	2 – Poor	Sediment build up in structure.
14	Flared End Section	FES 42D	2 – Poor	Structure partially obscured by vegetative overgrowth.
15	Flared End Section	FES 42E	2 – Poor	Structure partially obscured by vegetative overgrowth.
16	Flared End Section	FES 42F	2 – Poor	Structure partially obscured by vegetative overgrowth.
17	Control Structure	OCS-DSTBU15	2 – Poor	Structure partially obscured by vegetative overgrowth.
18	Control Structure	OCS-DSTBU16	2 – Poor	Structure partially obscured by vegetative overgrowth.
19	Flared End Section	FES 18	2 – Poor	Erosion around structure.
20	Flared End Section	FES 18A	2 – Poor	Structure obscured by vegetative overgrowth.
SWFWMD Permit Number 43-28459-1				
21	Flared End Section	FES 18	2 – Poor	Erosion around structure.
22	Type D Inlet	Type D Inlet 17	2 – Poor	Connect chain to grate.
23	Type D Inlet	Type D inlet 19B	2 – Poor	Connect chain to grate.
24	Flared End Section	FES 41	2 – Poor	Erosion around structure.
25	Flared End Section	FES 40	2 – Poor	Cracks in concrete structure.

Attachments

Attachment 1. 2025 Verandahs CDD As-Built Markups

Attachment 2. 2025 Stormwater Inspection Photo Log



MEMORANDUM

2025 Stormwater Inspection Photo Log

02-05-2025

Verandahs CDD – Stormwater System

MEMORANDUM

1. **Structure FES 220** – *Structure obscured by vegetative overgrowth*



2. **Structure FES 176E-176H** – *Structure(s) obscured by vegetative overgrowth*



MEMORANDUM

3. Structure OCS-DSBU14 A - *Structure obscured by vegetative overgrowth*



4. Structure OCS-DSBU14 B - *Structure obscured by vegetative overgrowth*



5. Structure OCS-DSBU14 C - *Structure obscured by vegetative overgrowth*



6. Structure FES 158 – *Erosion around the structure*



MEMORANDUM

7. Structure Type C Inlet 111 – *Structure obscured by vegetative overgrowth*



8. Structure Type C Inlet 110 - *Structure obscured by vegetative overgrowth*



9. Structure FES 89 – *Sediment build up in structure*



10. Structure FES 133A – *Structure obscured by vegetative overgrowth*



11. Structure FES 116A – *Structure obscured by vegetative overgrowth*



12. Structure FES 70A - *Structure obscured by vegetative overgrowth*



13. Structure FES 79 – *Sediment buildup in structure*



14. Structure FES 42D – *Structure partially obscured by vegetative overgrowth*



MEMORANDUM

15. Structure FES 42E – *Structure partially obscured by vegetative overgrowth*



16. Structure FES 42F – *Structure partially obscured by vegetative overgrowth*



17. **Structure OCS-DSTBU15** – *Structure partially obscured by vegetative overgrowth*



18. **Structure OCS-DSTBU16** – *Structure partially obscured by vegetative overgrowth*



19. Structure FES 18 – *Erosion around structure*



20. Structure FES 18A – *Structure obscured by vegetative overgrowth*



21. Structure FES 18 – *Erosion around structure*



22. Structure Type D Inlet 17 – *Connect chain to grate*



23. Structure Type D Inlet 19B – *Connect chain to grate*



24. Structure FES 41 – *Erosion around structure*



25. Structure FES 40 – *Cracks in concrete structure*



VERANDAH TOWNHOMES

PRELIMINARY / CONSTRUCTION / STORMWATER MANAGEMENT PLANS

SECTION 3 & 10, TOWNSHIP 25 S, RANGE 17 E

PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTIONS 3 AND 10, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; THENCE S00°24'19"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 10 TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION) FOR 978.46 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF STATE ROAD 52; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 52, THENCE (1) N80°16'23"W, FOR 516.83 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE (2) WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 11409.18 FEET, A CENTRAL ANGLE OF 02°48'23", AN ARC LENGTH OF 558.83 FEET, AND A CHORD BEARING N78°52'12"W FOR 558.77 FEET; THENCE (3) N77°28'00"W FOR 501.18 FEET TO A POINT OF INTERSECTION WITH AN EASTERLY LINE OF PLANTATION OAKS ENTRANCE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 6448, PAGE 1082 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME ALSO BEING THE INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 52, ALONG SAID EASTERLY LINE OF PLANTATION OAKS ENTRANCE ROAD THE FOLLOWING FOUR (4) COURSES THENCE (1) NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N77°29'54"W, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 23°58'08", AN ARC LENGTH OF 234.26 FEET, AND A CHORD BEARING N00°31'03"E FOR 232.56 FEET, TO THE POINT OF TANGENT; THENCE (2) N11°28'00"W, FOR 324.74 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE (3) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 48°00'00", AN ARC LENGTH OF 201.06 FEET, AND A CHORD BEARING N12°32'00"E FOR 195.23 FEET TO THE POINT OF TANGENT; THENCE (4) N36°32'00"E, FOR 336.05 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6498, PAGE 1902 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME ALSO BEING A SOUTHERLY LINE OF RYLAND PURCHASE AREA AS RECORDED IN OFFICIAL RECORDS BOOK 6448, PAGE 1082 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE LEAVING SAID EASTERLY LINE OF PLANTATION OAKS ENTRANCE ROAD S83°09'27"E ALONG SAID SOUTHERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6498, PAGE 1902, AND SAID SOUTHERLY LINE OF RYLAND PURCHASE AREA RESPECTIVELY FOR 1,382.30 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE LEAVING SAID SOUTHERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6498, PAGE 1902 S00°27'36"E ALONG SAID EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 3 FOR 174.23 FEET; TO THE POINT OF BEGINNING.

CONTAINING 1,701,754 SQUARE FEET OR 39.067 ACRES, MORE OR LESS.

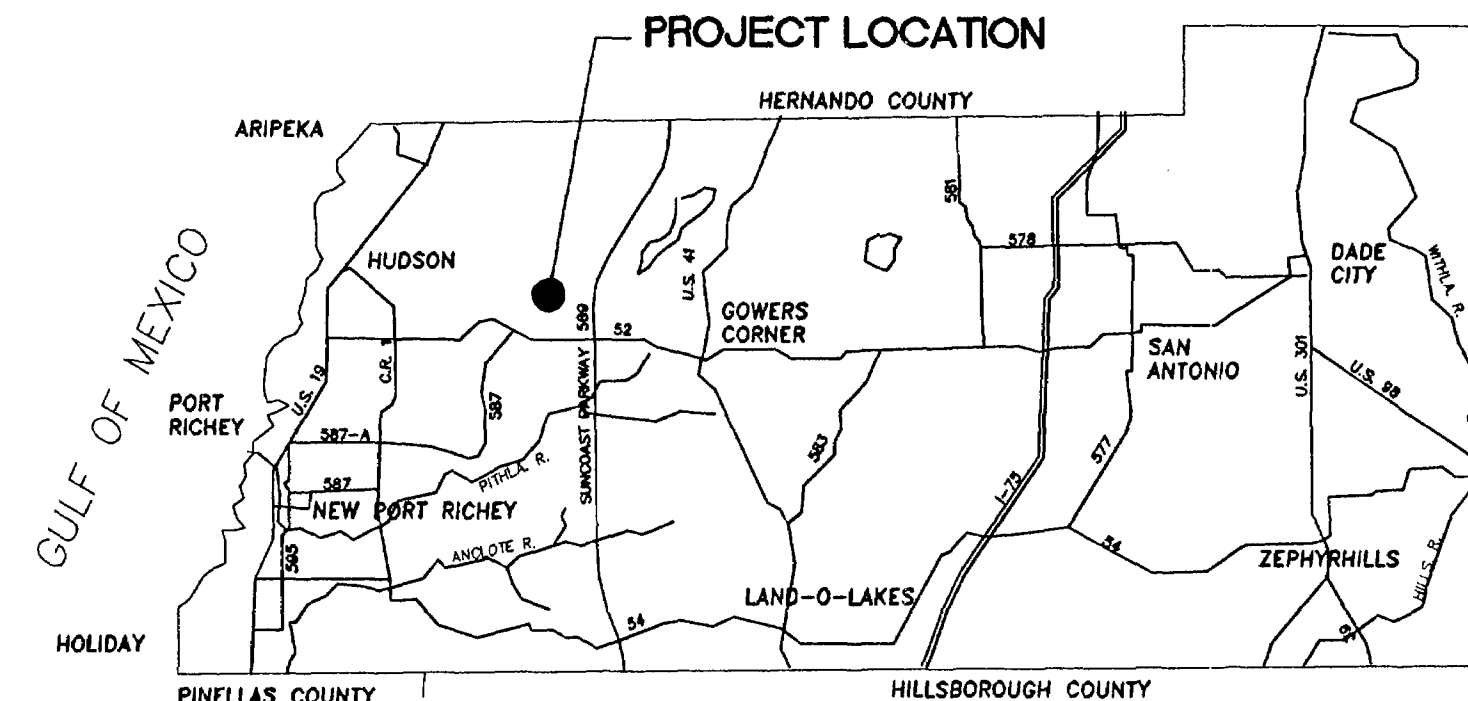
PLUS

A PARCEL OF LAND BEING A PORTION OF SECTIONS 3 AND 10, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 17 EAST; THENCE N00°26'50"W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 3 (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), FOR 497.36 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6498, PAGE 1902 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME ALSO BEING A SOUTHWEST CORNER OF RYLAND PURCHASE AREA AS RECORDED IN OFFICIAL RECORDS BOOK 6448, PAGE 1082 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S83°09'27"E ALONG THE SOUTH LINE OF SAID CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 6498, PAGE 1902, AND A SOUTHERLY LINE OF SAID RYLAND PURCHASE AREA RESPECTIVELY FOR 1,144.19 FEET TO THE POINT OF INTERSECTION WITH A WESTERLY LINE OF PLANTATION OAKS ENTRANCE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 6446, PAGE 1082 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE LEAVING SAID SOUTH LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6498, PAGE 1902, ALONG SAID PLANTATION OAKS ENTRANCE ROAD THE FOLLOWING FOUR (4) COURSES THENCE (1) S36°32'00"W, FOR 267.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE (2) SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 48°00'00", AN ARC LENGTH OF 301.59 FEET, AND A CHORD BEARING S12°32'00"W FOR 292.85 FEET TO THE POINT OF TANGENT; THENCE (3) S11°28'00"E, FOR 324.74 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE (4) SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 23°57'35", AN ARC LENGTH OF 184.00 FEET, AND A CHORD BEARING S00°30'48"W FOR 182.66 FEET TO THE POINT OF TANGENT SAME BEING THE POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF STATE ROAD 52; THENCE LEAVING SAID WESTERLY LINE OF PLANTATION OAKS ENTRANCE ROAD THE FOLLOWING TWO (2) COURSES ALONG SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 52 THENCE (1) N77°28'00"W, FOR 373.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE (2) WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,241.83 FEET, A CENTRAL ANGLE OF 16°38'53", AN ARC LENGTH OF 651.39 FEET, AND A CHORD BEARING N69°08'33"W FOR 649.10 FEET TO THE POINT OF TANGENT SAME BEING THE POINT OF INTERSECTION WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 10 TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 52 N00°15'45"W ALONG SAID WEST LINE OF THE NORTHEAST 1/4 OF SECTION 10, FOR 328.74 FEET TO THE POINT OF BEGINNING.

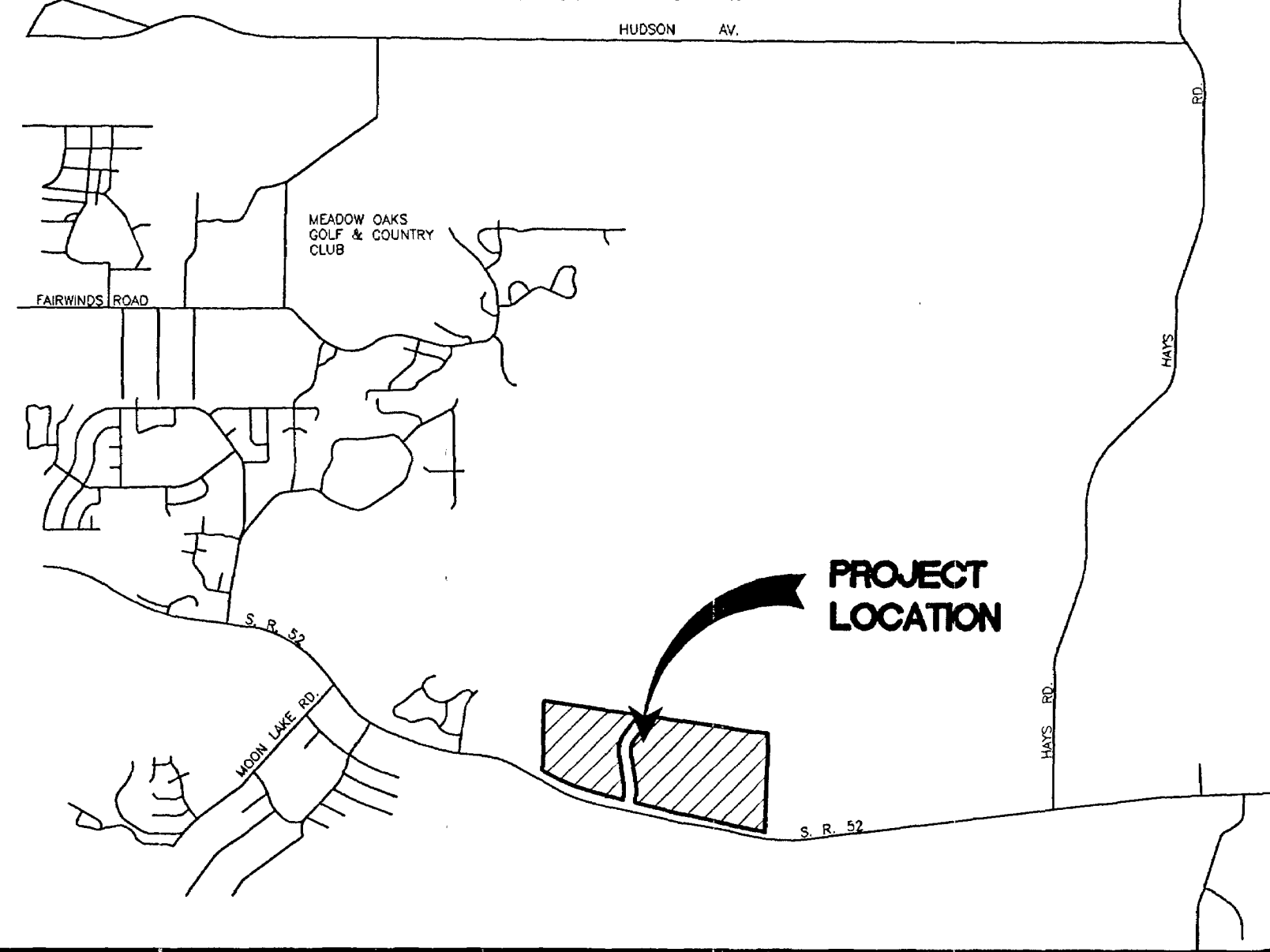
CONTAINING 921,232 SQUARE FEET OR 21.149 ACRES, MORE OR LESS.

VICINITY MAP



MAP OF PASCO COUNTY, FLORIDA

LOCATION MAP



PREPARED FOR:

THE RYLAND GROUP, INC.
255 PINE AVENUE NORTH
OLDSMAR, FLORIDA 34677

PHONE: (813) 329-7600 FAX (813) 329-7688

PREPARED BY:

FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
3030 Starkey Blvd, New Port Richey FL 34655
Tel. (727) 849-7588 - Fax: (727) 848-3648

E.B. No. 7421

DRAWING INDEX

1	COVER SHEET
1A	PRELIMINARY PLAN*
1B	PRELIMINARY PLAN - GENERAL NOTES AND DETAILS*
1C	PRELIMINARY PLAN - LANDSCAPE PLAN*
2	GENERAL NOTES AND TYPICAL ROADWAY SECTIONS
3	HORIZONTAL CONTROL AND SIGNAGE PLAN
4 - 4A	OVERALL DRAINAGE AND STORMWATER POLLUTION PREVENTION PLAN
5	OVERALL UTILITY PLAN*
6	SIDEWALK LOCATION AND BUFFER PLAN
7-8A	PAVING, GRADING, AND DRAINAGE PLANS
9-10	UTILITY PLANS*
11	ROADWAY PROFILES*
12-13	PAVING, GRADING, AND DRAINAGE DETAILS
14-16	UTILITY DETAILS*
17	LIFT STATION NO. 1 DETAILS*

THIS DOES NOT CONSTITUTE INFO

*SHEETS EXCLUDED FROM SWFWMD SUBMITTAL

APPROVED AS-BUILTS
☐ INSPECTION CONDUCTED BY DISTRICT
☒ INSPECTION NOT CONDUCTED BY DISTRICT
RIGHT RESERVED FOR FUTURE INSPECTION
CLB 3/23/09

CERTIFICATION NOTE

THESE PLANS ARE CERTIFIED BY THE DESIGN ENGINEER TO BE IN SUBSTANTIAL CONFORMANCE WITH THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE OF STREETS AND HIGHWAYS AS REQUIRED BY SECTION 336.045, FLORIDA STATUTES.

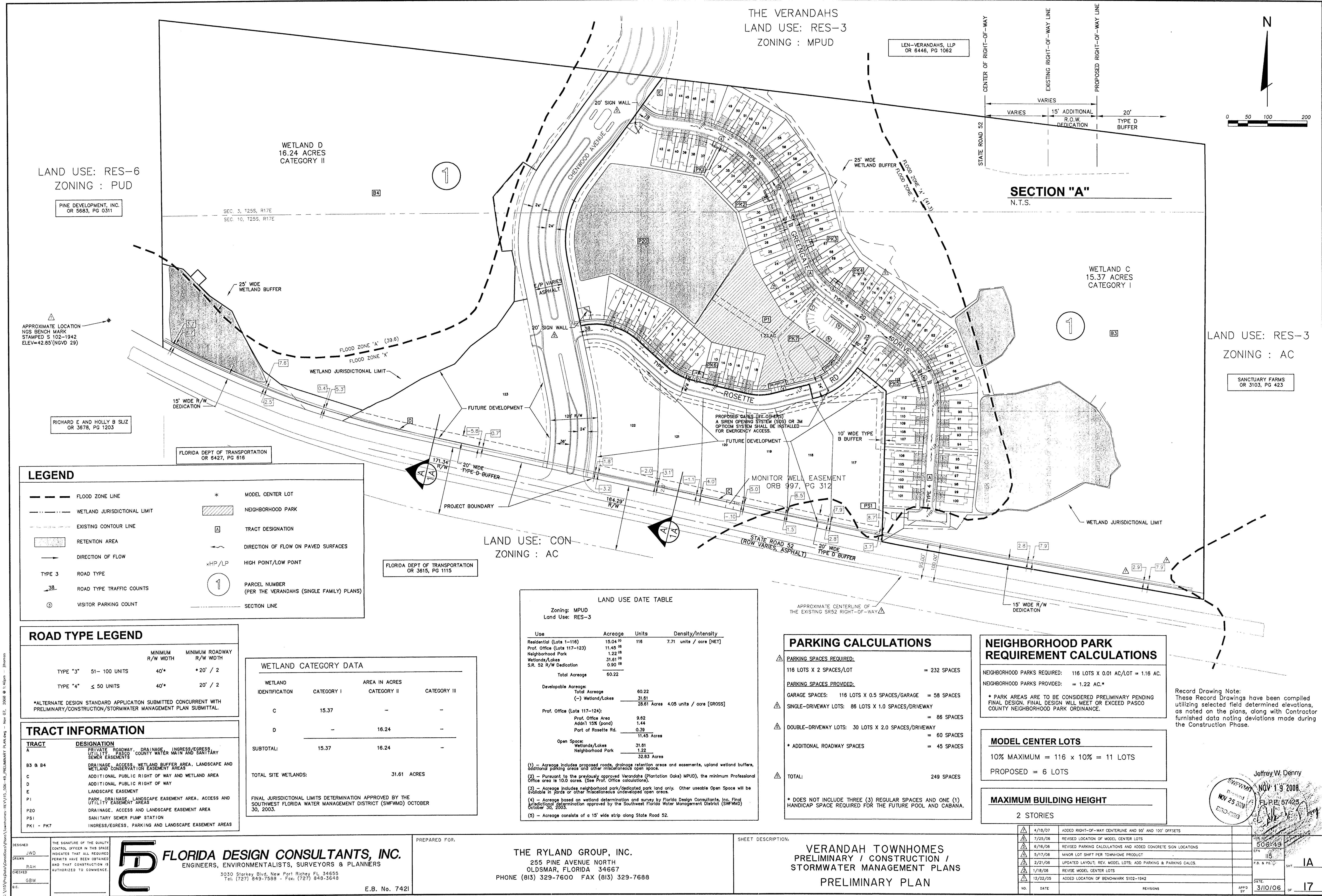
FILE OF RECORD

THE DRAINAGE PLAN IS BASED ON THE EXISTING CONDITIONS OF THE ABUTTING PROPERTY.

NOTE: ALL ELEVATIONS, CONTOURS, ETC. ON THIS SET OF PLANS ARE NGVD-1929.

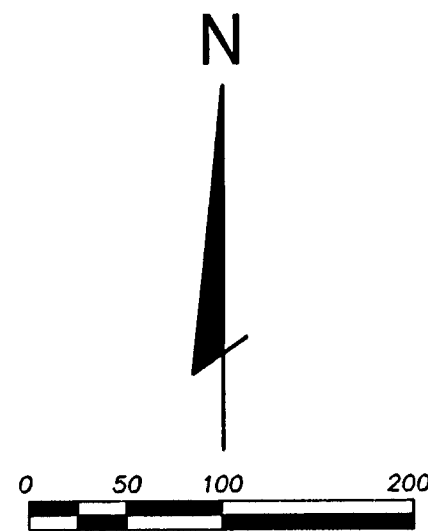
Record Drawing Note:
These Record Drawings have been compiled utilizing selected field determined elevations, as noted on the plans, along with Contractor furnished data noting deviations made during the Construction Phase.

DATE: 9/05
JOB # 506-49
EPN #115



LEGEND

- 37 = Proposed Storm Sewer Structure Number
- Existing Silt Fence
- Proposed Silt Fence
- Proposed Turbidity Barrier
- Proposed Double Silt Fence
- Temporary Construction Access
- Temporary Benchmark Location
- Existing Contour
- Flood Zone Line

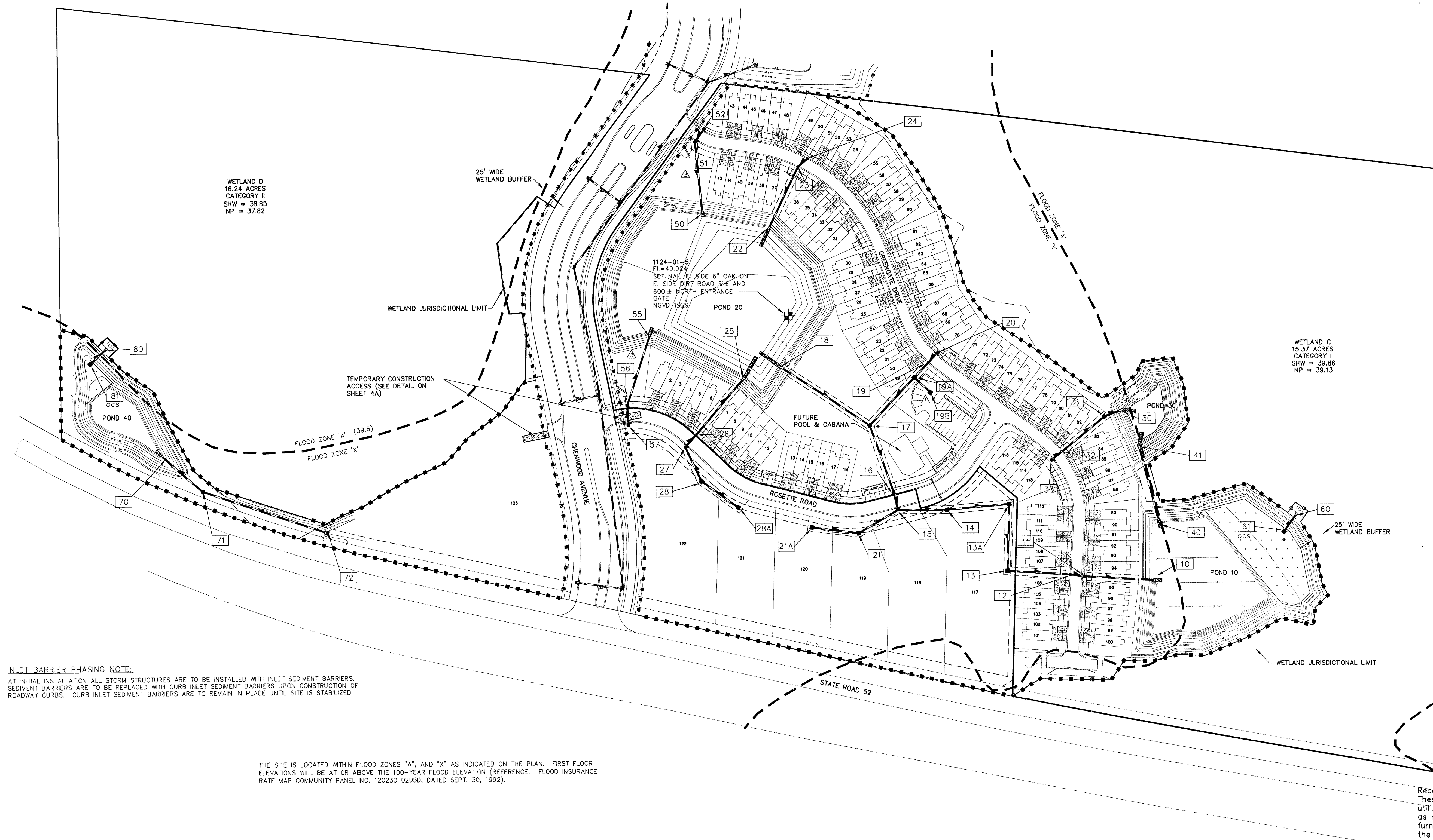


SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT CERTIFICATION CONSTRUCTION SURFACE WATER MANAGEMENT PLAN (CSWMP) VERANDAH TOWNHOMES

- THE CSWMP CONSISTS OF PLAN SHEETS 4 AND 4A SHOWING EROSION PROTECTION DEVICES TO BE UTILIZED ON THE PROJECT.
- THE APPLICANT/OWNER OR AUTHORIZED AGENT HAS REVIEWED THE CSWMP AND HAS SIGNED THE CSWMP WHERE REQUIRED BELOW.
- THE CSWMP SHALL BE PART OF THE FINAL CONSTRUCTION PLANS FOR THE PERMITTED SURFACE WATER MANAGEMENT SYSTEM.

SIGNATURE: _____
NAME: _____ DATE: _____

APPLICANT ☐ OWNER ☐ AUTHORIZED AGENT ☐



INLET BARRIER PHASING NOTE:

AT INITIAL INSTALLATION ALL STORM STRUCTURES ARE TO BE INSTALLED WITH INLET SEDIMENT BARRIERS. SEDIMENT BARRIERS ARE TO BE REPLACED WITH CURB INLET SEDIMENT BARRIERS UPON CONSTRUCTION OF ROADWAY CURBS. CURB INLET SEDIMENT BARRIERS ARE TO REMAIN IN PLACE UNTIL SITE IS STABILIZED.

THE SITE IS LOCATED WITHIN FLOOD ZONES "A", AND "X" AS INDICATED ON THE PLAN. FIRST FLOOR ELEVATIONS WILL BE AT OR ABOVE THE 100-YEAR FLOOD ELEVATION (REFERENCE: FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120230 02050, DATED SEPT. 30, 1992).

Record-Drawing Note:
These Record Drawings have been compiled utilizing selected field determined elevations as noted on the plans, along with contractor furnished data noting deviations made during the Construction Phase.

Jeffrey W. Denny
NOV 19 2008
FL PE 57425
NOV 25 2008
SWFWMD
NOV 25 2008
NOV 25 2008

DESIGNED: JWD
DRAWN: RAH
CHECKED: GBW
DATE: 02

FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
3030 Storkley Blvd., New Port Richey, FL 34655
Tel: (727) 849-7598 - Fax: (727) 848-3648
E.B. No. 7421

PREPARED FOR:
THE RYLAND GROUP, INC.
255 PINE AVENUE NORTH
OLDSMAR, FLORIDA 34667
PHONE (813) 329-7600 FAX (813) 329-7688

SHEET DESCRIPTION:
**VERANDAH TOWNHOMES
PRELIMINARY / CONSTRUCTION /
STORMWATER MANAGEMENT PLANS
OVERALL DRAINAGE AND STORMWATER
POLLUTION PREVENTION PLAN**

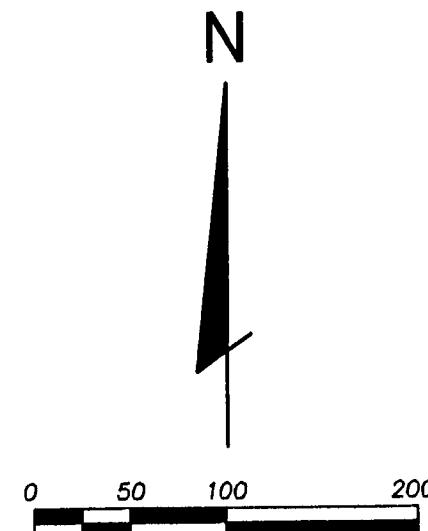
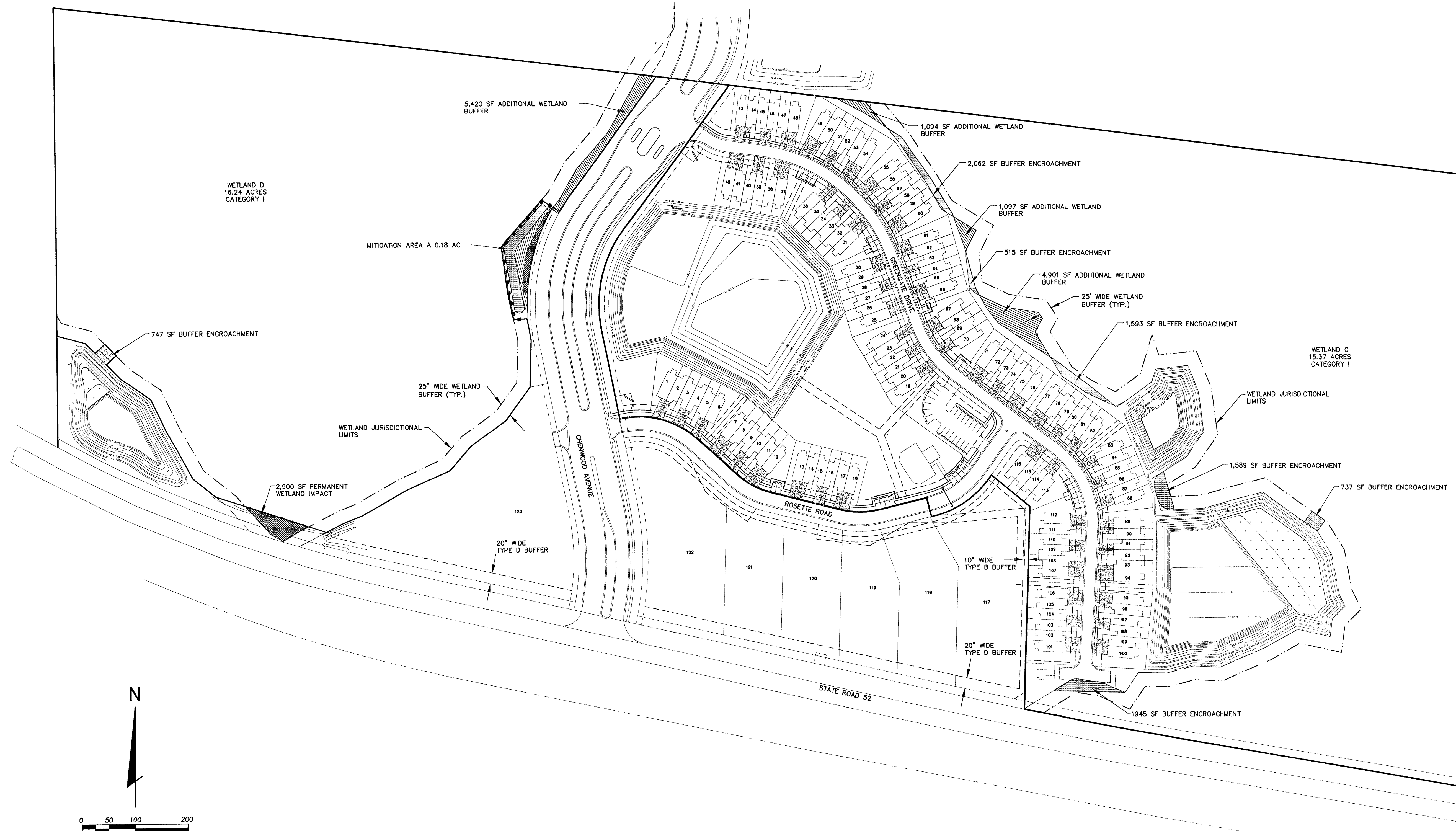
NO.	DATE	REVISIONS	APP'D BY
1	6/18/05	ADDED CONCRETE SIGN LOCATIONS; REALIGNED TWO SECTIONS OF STORM PIPE	
2	5/17/06	MINOR LOT SHIFT PER TOWNHOME PRODUCT	
3	2/21/06	UPDATED LAYOUT; ADDED STRUCTURES 19A & 19B	
4	3/10/06		

LEGEND

	= Proposed 4' Sidewalk		= Limits of Wetland Impact (SWFWMD AND ACOE)
	= Additional Wetland Buffer		= Limits of Wetland Impact (ACOE ONLY)
	= Wetland Buffer Encroachment		= Limits of Temporary Wetland Impact

BUFFER COMPUTATIONS

BUFFER ENCROACHMENTS	9,188 SF
ADDITIONAL WETLAND BUFFER	12,512 SF
PERMANENT WETLAND IMPACT	2,900 SF
WETLAND MITIGATION	7,930 SF 0.18 AC



Record Drawing Note:
These Record Drawings have been compiled utilizing selected field determined elevations, as noted on the plans, along with Contractor furnished data noting deviations made during the Construction Phase.

Jeffrey W. Denny
NOV 19 2008
FL PB: 67426
506749
115
F.B. & P.S.
SHT 6
DATE: 3/10/06
APP'D BY: [Signature]
OF 17

DESIGNED: JWD
DRAWN: RAH
CHECKED: GBW
D.C.

THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.

FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
3030 Starkey Blvd, New Port Richey FL 34655
Tel: (727) 849-7598 - Fax: (727) 848-3648

E.B. No. 7421

PREPARED FOR:

THE RYLAND GROUP, INC.
255 PINE AVENUE NORTH
OLDSMAR, FLORIDA 34667
PHONE (813) 329-7600 FAX (813) 329-7688

SHEET DESCRIPTION:

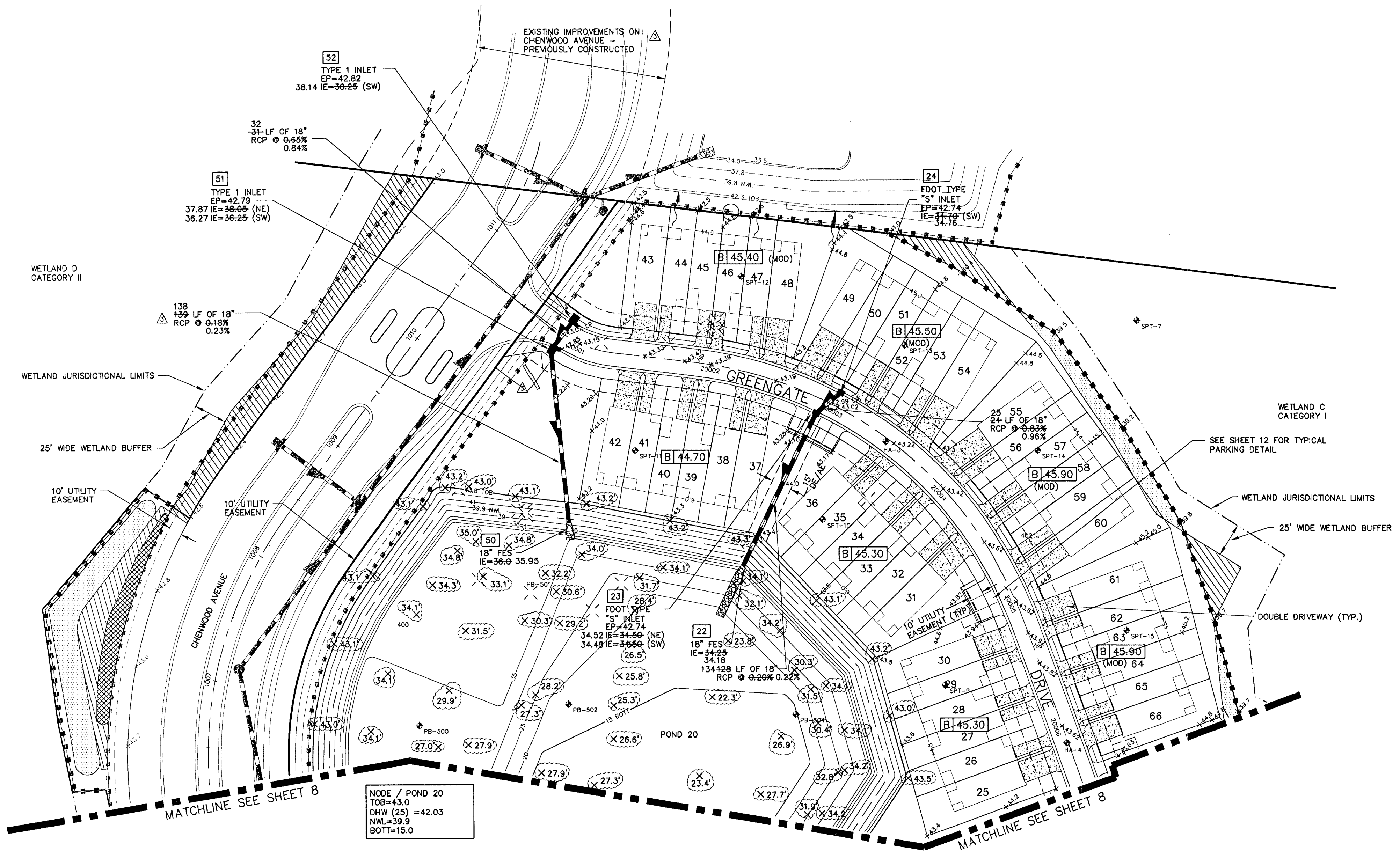
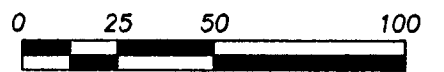
**VERANDAH TOWNHOMES
PRELIMINARY / CONSTRUCTION /
STORMWATER MANAGEMENT PLANS
SIDEWALK LOCATION
AND BUFFER PLAN**

NO.	DATE	REVISIONS	APP'D BY
1	5/17/06	MINOR LOT SHIFT PER TOWNHOME PRODUCT	
2	2/21/08	UPDATED LAYOUT & SIDEWALK LOCATION	

LEGEND

- Overland Flow Direction
- Concentrated Flow Direction
- Hard Surface Drainage Flow Direction
- Lot Grading Type & Min. Finish Floor Elev.
- Proposed Grading Pad Contour
- Proposed Storm Structure Number
- Proposed Spot Elevation
- Existing Spot Elevation
- Proposed Storm Structure & Pipe
- Existing Tree to be Removed
- Existing Tree to Remain
- Proposed Silt Fence (Double Row)
- Proposed Silt Fence (Single Row)
- Additional Wetland Buffer
- Buffer Encroachment
- Limits of Wetland Impact
- Outfall Rip Rap

N



FOR PROFILE OF GREENGATE DRIVE SEE SHEET 11

Record Drawing Note:
These Record Drawings have been compiled utilizing selected field determined elevations as noted on the plans, along with Contractor furnished data noting deviations made during the Construction Phase.

Jeffrey W. Denny
NOV 19 2008
NOV 25 2008

DESIGNED JWD	THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.	 FLORIDA DESIGN CONSULTANTS, INC. ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS 3030 Storkey Blvd., New Port Richey, FL 34655 Tel: (727) 849-7588 - Fax: (727) 848-3648 E.B. No. 7421	PREPARED FOR: THE RYLAND GROUP, INC. 255 PINE AVENUE NORTH OLDSMAR, FLORIDA 34667 PHONE (813) 329-7600 FAX (813) 329-7688	SHEET DESCRIPTION: VERANDAH TOWNHOMES PRELIMINARY / CONSTRUCTION / STORMWATER MANAGEMENT PLANS PAVING, GRADING, AND DRAINAGE PLANS	JOB NO. 506-49 EPN 115 P.B. & P.S. SHT. 7 DATE 3/10/06 OF 17	
DRAWN RAH						
CHECKED GBW						
D.C.						

FOR PROFILE OF GREENGATE DRIVE SEE SHEET 11
FOR PROFILE OF ROSETTE ROAD SEE SHEET 11

- LEGEND**
- Overland Flow Direction
 - Concentrated Flow Direction
 - Hard Surface Drainage Flow Direction
 - Lot Grading Type & Min. Finish Floor Elev.
 - Proposed Grading Pad Contour
 - Proposed Storm Structure Number
 - Proposed Spot Elevation
 - Existing Spot Elevation
 - Proposed Storm Structure & Pipe
 - Existing Tree to be Removed
 - Existing Tree to Remain
 - Proposed Silt Fence (Double Row)
 - Proposed Silt Fence (Single Row)
 - Additional Wetland Buffer
 - Buffer Encroachment
 - Limits of Wetland Impact
 - Outfall Rip Rap

#24 Type D Inlet 41 -
Erosion around structure

#23 Type D Inlet 19B -
Connect chain to grate

#22 Type D Inlet 17 -
Connect chain to grate

#25 Type D Inlet 40 -
Cracks in concrete structure

#21 FES 18 -
Erosion around structure

NODE / POND 10
T.O.B. = 42.5
DHW (25) = 41.73
NWL = 39.9
BOTTS = 32.0

OCS 61

INLET TYPE	FOOT TYPE C
GRATE ELEV.	DHW
WEIR WIDTH	36 IN
WEIR ELEV.	40.62-40.61
V-NOTCH WIDTH	124 FT 1.20
WATER QUALITY (HEIGHT)	0.62 FT
WATER QUALITY V-NOTCH ELEV.	39.90-39.93
PIPE INVERT ELEV.	37.16-37.22

SKIMMER IS REQUIRED SEE DROP STRUCTURE WITH V-NOTCH DETAIL, SHEET 12
(BOTTOM OF SKIMMER = 39.43)

- GATE NOTES:
- A SIREN OPENING SYSTEM (SOS) OR 3M OPTICOM SYSTEM SHALL BE INSTALLED FOR EMERGENCY ACCESS.
 - THE WEST SIDE OF THE GATES IS DESIGNATED 50' RIGHT OF WAY (PUBLIC). THE EAST SIDE OF THE GATES IS DESIGNATED 50' INGRESS/EGRESS EASEMENT (PRIVATE).

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E.B. No. 7421

THE RYLAND GROUP, INC.
255 PINE AVENUE NORTH
OLDSMAR, FLORIDA 34667
PHONE (813) 329-7600 FAX (813) 329-7688

VERANDAH TOWNHOMES
PRELIMINARY / CONSTRUCTION /
STORMWATER MANAGEMENT PLANS
PAVING, GRADING, AND
DRAINAGE PLANS

NO.	DATE	REVISIONS	APP'D BY
1	7/30/07	ADDED GRADE INFORMATION	
2	9/20/06	ADDED RECORD STORM SEWER AND DRAINAGE DATA	
3	9/14/06	REVISED HIGH POINTS PER INTERNAL QC	
4	9/18/06	ADDED CONCRETE SIGN LOCATION; REALIGNED STORM PIPE BETWEEN 55 & 55	
5	5/17/06	MINOR LOT SHIFT PER TOWNHOME PRODUCT	
6	2/21/06	ADDED PARKING AREA & REDESIGNED STORMWATER SYSTEM; REVISED VISITOR PARKING/LANDSCAPE TRAZ	
7		ADDED V-NOTCH WITH DATA TO 100.01	

JOB NO.	506-49	SHT.	8
DATE	3/10/06	OF	17

Record Drawing Note:
These Record Drawings have been compiled utilizing selected field-determined elevations as noted on the plans, along with Contractor furnished data noting deviations made during the Construction Phase.

Jeffrey W. Denny
NOV 19 2008
FL PE 57425

K:\115\Projects\Verandah Townhomes\REV\115_506-49_P02.dwg - Jul 31, 2007 10:51am - mcdonalds

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Tab 7

The Verandahs

COMMUNITY DEVELOPMENT DISTRICT

Operations Report-February 2025

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

- 2/4/2025: Verandah's Board Meeting
- 2/5/2025: Creative Management Meeting
- 2/12/2025: Bernard Kelly Seminar
- 2/13/2025: Men's Bible Study
- 2/18/2025: ACC Meeting
- 2/20/2025: Men's Bible Study
- 2/22/2025: Delilah Johnson Birthday Party
- 2/25/2025: HOA Meeting
- 2/27/2025: Men's Bible Study



Rizzetta & Company

Professionals in Community Management

Resident Payment Log

- Yetunde Koiki: Clubhouse Key Card \$30.00

Debit Card Reimbursement

- Amazon: \$14.99 Monthly Subscription
- Amazon: \$20.80
- Total: \$ 35.79

- **Suggestions/ Concerns**

Sliding Door locks & cabinet
Door child safety locks installed.



Rizzetta & Company

Professionals in Community Management

Tab 8



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:**
April 1, 2025
@ 6:30 PM

District Manager's Report

March 4

2025

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FINANCIAL SUMMARY

1/31/2025

General Fund Cash & Investment Balance:	\$745,628
Reserve Fund Cash & Investment Balance:	\$236,662
Debt Service Fund Investment Balance:	\$411,998
Total Cash and Investment Balances:	\$1,394,288

General Fund Expense Variance: \$13,764 Under Budget

Tab 9



Quarterly Compliance Audit Report

The Verandahs

Date: January 2025 - 4th Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
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<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

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

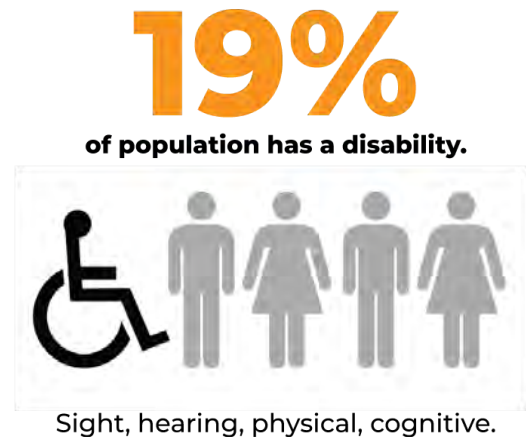
Compliance Criteria

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

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/sitetools/>



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

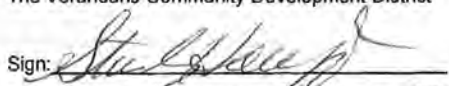
Tab 10

**Addendum #2 to Engagement Letter
Dated October 19, 2024**

This Addendum #2 is made as of January 29, 2025 (effective date) by and between **Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants, PL** ("Contractor") and **The Verandahs Community Development District** ("District") and amends the Engagement Letter dated October 19, 2024 (the "Agreement"). In the event of a conflict between the provisions of this Addendum #2 and the Agreement, the provisions of this Addendum #2 shall prevail. To the extent any provisions of this Addendum #2 are the same or similar in any respect to any provisions of the Agreement, the same or similar provision in the Agreement is deleted and replaced with the provision in this Addendum #2.

1. **Compliance with Governmental Regulations.** The Contractor will comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and will hereafter comply with all federal, state and local laws and ordinances relating in any way to the services provided hereunder. Contractor is solely responsible for complying with all applicable laws pertaining to Fla. Stat. 190.007(2) and Fla. Stat. 215.981(1), specifically, that the audit report shall be submitted within 9 months after the end of the fiscal year (no later than June 30 each year). Contractor shall apprise the District of when the annual audit report will be completed. If the annual audit report is not received by June 20, the District shall request a completion date from the Contractor. If the annual audit report is not completed timely, Contractor shall pay liquidated damage amount of \$20 per day for every day after June 30 in which the annual audit report is not completed.
2. **Governing Law and Dispute Resolution.** The agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any actions or claims arising or related to the agreement shall be in the appropriate state or federal court located where the District is located.
3. **Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District. **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVE., SUITE 200, TAMPA, FL 33614.**
4. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
5. **Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
6. **E-Verification.** Pursuant to Section 448.095(2), Florida Statutes, (a) Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-verify system to verify the work authorization status of all employees hired on or after January 1, 2021, (b) If the District has a good faith belief that the Contractor has knowingly violated section 448.09(1), Florida Statutes, the District will terminate the Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor. (c) If the Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

The Verandahs Community Development District

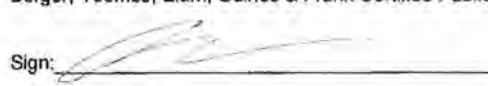
Sign: 

Name: STANLEY A. ADAMS

Title: Chairman

Date: 1-4-2025

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants, PL

Sign: 

Name: J. W. Gaines

Title: Director

Date: January 29, 2025

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared J. W. Gaines, who being duly sworn, deposes and says (the "Affiant"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the Director (Title) of Berger, Toombs, Elam, Gaines, & Frank (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and The Verandahs Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

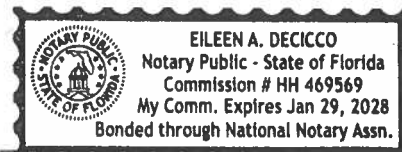


Signature of Affiant

Sworn before me on January 29, 2025



Notary Public Signature



Notary Stamp

Tab 11

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, February 4, 2025, 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
Sarah Nesheiwat	Board Supervisor, Assistant Secretary
Tracy Mayle	Board Supervisor, Assistant Secretary
Brenton Basinger	Board of 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)
Dave Lucadano	Representative, Red Tree Landscape
John Burkett	Representative, Red Tree Landscape

Audience	Present
----------	---------

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.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Dale Jorge of 13730 Royston Bend stated that he believes that a crew member of the landscaping company had caused damages to his fencing. Operations Manager,

John Burkett, from Red Tree Landscaping will investigate and report his findings back to the Board.

THIRD ORDER OF BUSINESS

Staff Reports

A. Solitude

The Board reviewed the aquatic report.

B. Landscape Inspection Specialist

The Board reviewed the landscape inspection report.

C. Red Tree

The Board requested a proposal for mulch which Red Tree agreed to provide.

i. Review of Irrigation Report

It was stated that zone #10 may have either a clogged nozzle or need a new head. Red Tree will investigate, and follow-up as needed.

D. Review of the Hi Trim Report

The Board reviewed the report.

E. District Counsel

Nothing to report.

F. District Engineer

The District Engineer stated that the stormwater inspection is scheduled for February 5, 2025, and he will follow-up with a report to be placed in the March meeting agenda.

G. Clubhouse Manager

i. Review of Clubhouse Manager's Report

Ms. Thompson reviewed the Clubhouse Manager's report with the Board. The subject of pond fishing was discussed, and the Board re-iterated its policy that pond fishing is not permitted in any of the district owned retention ponds. Any individuals found to be in violation of this policy will be sent cease and desist letters from District Counsel.

H. District Manager

Mr. Craft reviewed the District Manager's report and informed the Board that the next meeting is scheduled for Tuesday, March 4th, 2025, at 6:30 pm at The Verandahs Clubhouse, located at 12375 Chenwood Ave, Hudson, FL 34669.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2025-05
Redesignating Officers of the District**

On a motion by Mr. May, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved Resolution 2025-05, Redesignating Officers of the District adding Brenton Basinger as Assistant Secretary to the Board of Supervisors, for The Verandahs Community Development District.

FIFTH ORDER OF BUSINESS**Acceptance of FY 2023 Financial Audit**

On a motion by Ms. Nesheiwat, and seconded by Mr. May, with all in favor, the Board of Supervisors accepted the findings of the fiscal year 2023 financial audit as presented, for The Verandahs Community Development District.

SIXTH ORDER OF BUSINESS**Consideration of Minutes of Board of
Supervisors' Regular Meeting Held on
January 7, 2025**

On a motion by Ms. Nesheiwat, and seconded by Mr. Basinger, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on January 7, 2025, as presented, for The Verandahs Community Development District.

SEVENTH ORDER OF BUSINESS**Consideration of Operation and
Maintenance Expenditures for
December 2024**

On a motion by Ms. Nesheiwat, and seconded by Mr. Haupt, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for December 2024, totaling \$49,727.04, for The Verandahs Community Development District.

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. Mayle, with all in favor, the Board of Supervisors adjourned the meeting at 7:20 p.m., for The Verandahs Community Development District.

Secretary/Assistant Secretary

Chair/Vice Chair

Tab 12

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 January 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2025 through January 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$40,057.55**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2025 Through January 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brenton A. Basinger	100724	BB010725	Board of Supervisors Meeting 01/07/25	\$ 200.00
Dewberry Engineers, Inc.	100733	22431859	Engineering Services 11/24	\$ 575.00
Digital South Communications, Inc.	100725	593524041	Monthly Phone Service 01/25	\$ 41.52
Frontier Florida, LLC	20250122-1	727-856-7773-073119-5	727-856-7773-073119-5 01/25	\$ 159.98
High Trim, LLC	100718	01/25 ACH 6023	Tree Trimming Maintenance 01/25	\$ 3,200.00
Michael Roof	100726	MR120724 Refund	Clubhouse Rental Deposit Refund 01/25	\$ 250.00
Motion Picture Licensing Corporation	100721	504451561	MPLC Umbrella License 03/08/25-03/07/26	\$ 2,552.36
Pasco County Utilities	100734	21700831	12375 Chenwood Ave 12/24	\$ 82.10
RedTree Landscape Systems, LLC	100719	20141	Monthly Landscape Maintenance 01/25	\$ 10,350.00
RedTree Landscape Systems, LLC	100727	20250	Fire Ants Treatment 12/24	\$ 3,450.00
Rizzetta & Company, Inc.	100717	INV0000096178	District Management Fees 01/25	\$ 4,988.50

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2025 Through January 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100723	INV0000096289	Personnel Reimbursement, Amenity Management & Oversight 01/25	\$ 2,318.79
Rizzetta & Company, Inc.	100722	INV0000096310	Cell Phone, Auto Mileage & Travel 12/24	\$ 127.05
Rizzetta & Company, Inc.	100732	INV0000096342	Personnel Reimbursement 01/25	\$ 1,397.10
Sarah Nesheiwat	100728	SN010725	Board of Supervisors Meeting 01/07/25	\$ 200.00
Solitude Lake Management, LLC	300000	PSI138137	Monthly Pond Maintenance 01/25	\$ 1,380.00
Stanley Haupt	100729	SH010725	Board of Supervisors Meeting 01/07/25	\$ 200.00
Stellar Electrical Services, LLC	100735	12032024001	Fused Disconnect & Circuit Breaker Replacement @ Chenwood Ave 01/25	\$ 1,808.97
Suncoast Rust Control, Inc.	300001	07869	Chemicals for Rust Prevention 12/24	\$ 1,250.00
Suncoast Sparkling Cleaning Service, Inc	100720	439	Clubhouse Cleaning 12/24	\$ 375.00
The Verandahs CDD	DC010225	DC010225	Debit Card Replenishment 01/02/25	\$ 584.57
The Verandahs CDD	DC013025	DC013025	Debit Card Replenishment 01/30/25	\$ 242.98
Thomas M. May	100730	TMAY010725	Board of Supervisors Meeting 01/07/25	\$ 200.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2025 Through January 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tracy E. Mayle	100731	TM010725	Board of Supervisors Meeting 01/07/25	\$ 200.00
Withlacoochee River Electric Cooperative, Inc.	20250103-1	Monthly Summary 12/24 ACH 266	Monthly Electric Services 12/24	<u>\$ 3,923.63</u>
Report Totals				<u>\$ 40,057.55</u>

The Verandahs CDD
Meeting Date: January 7, 2025

SUPERVISOR PAY REQUEST

RECEIVED
01-08-2025

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

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30
Meeting End Time:	7:23
Total Meeting Time:	:53

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	\$0.670
Mileage to Charge	\$0.00

DM Signature: *Acan Giff*

Invoice

Dewberry Engineers Inc.
P.O. Box 821824
Philadelphia, PA 19182-1824
(703)849-0100 TIN:13-0746510



VERANDAHS CDD
5844 OLD PASCO ROAD
WESLEY CHAPEL, FL 33544

December 26, 2024
Project No: 50184070.000
Invoice No: 22431859
Due Date: January 25, 2025
Project Manager GIACOMO LICARI

Project 50184070.000 Verandahs CDD FY 2025 Gen Engineering

Professional Services from October 26, 2024 to November 29, 2024

Phase 0001 1. General Engineering

Professional Personnel

	Hours	Rate	Amount	
ENGINEER VI	2.50	230.00	575.00	
Totals	2.50		575.00	
Total Labor				575.00
		Total this Phase		575.00

Billings to Date

	Current	Prior	Total
Labor	575.00	345.00	920.00
Totals	575.00	345.00	920.00
		Total Invoice Amount Due	575.00

RECEIVED
12-27-2024

NOTE: Dewberry will not ask our clients to update any banking information via email. Please call Richard Goldstein directly at 703.849.0219 to request or verify our banking information or account number. This invoice accurately reflects the terms and conditions of our agreement and the amount hereon is correct. This invoice is due and payable within 30 days of the invoice date. Any questions pertaining to the amount should be brought to the attention of Dewberry immediately. For faster and accurate processing of your payment, email your ACH requirements to ar@dewberry.com. Thank you

Billing Backup

Tuesday, December 17, 2024

002 - Dewberry Engineers Inc.

Invoice 22431859 Dated 12/26/2024

12:57:00 PM

Project	50184070.000	Verandahs CDD FY 2025 Gen Engineering	
Phase	0001	1. General Engineering	

Professional Personnel

			Hours	Rate	Amount	
	ENGINEER VI					
1141 - LICARI, GIACOMO	11/05/2024		1.50	230.00	345.00	
	November Board Meeting					
1141 - LICARI, GIACOMO	11/18/2024		1.00	230.00	230.00	
	Ownership Map Review					
	Totals		2.50		575.00	
	Total Labor					575.00
				Total this Phase		575.00
				Total this Project		575.00
				Total this Report		575.00

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
593524041	01/01/2025	\$41.52	01/22/2025	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	2.65	2.65
	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	3.91	3.91
	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	41.52
TAX	0.00
TOTAL	41.52
BALANCE DUE	\$41.52



RECEIVED
01-02-2025

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

New Charges Due Date 1/21/25
Billing Date 12/25/24
Account Number 727-856-7773-073119-5

Previous Balance 159.98
Payments Received Thru 12/19/24 -159.98
Thank you for your payment!
Balance Forward .00
New Charges 159.98
Total Amount Due \$159.98

RECEIVED
12-30-2024

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



MyFrontier app

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 12272024 NNNNNNNN 01 999487

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



Date of Bill
Account Number

12/25/24
727-856-7773-073119-5

BUSINESS FIBER 5 GIG INTERNET

Fast just got faster. Get ultrafast internet to handle your most critical business applications today, tomorrow and the future.

855-518-1197
business.frontier.com/fiber-internet

For help: Customer Service at frontier.com/helpcenter or chat at frontier.com/chat. Visually impaired/TTY customers, call 711.

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.

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.



Date of Bill
Account Number

12/25/24
727-856-7773-073119-5

CURRENT BILLING SUMMARY

Local Service from 12/25/24 to 01/24/25

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**CUSTOMER TALK**

Beginning with your next bill, your Business Fiber Internet 500 charge will increase by \$10.00 per month, per line. Questions? Please contact customer service.



INVOICE #6023

ISSUED:

01/02/2025

DUE:

01/02/2025

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 #6023

ISSUED:

01/02/2025

DUE:

01/02/2025

* 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
01-02-2025

Pay Now



TRANSACTION DATE
01/08/2025

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

Receipt for Payment

Amount: \$3,200.00

Transaction date: 01/08/2025

Method of payment: Check

Check Number: 100718

Payment applied to Invoice #6023

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$ 250.00

RECEIVED
01-15-2025

Project: Bridal shower

Date: 12/17/24 / Refund date: 1/14/25

Payable To: Michael Roof

Reason: Clubhouse Rental Deposit Refund

Requestor: Frances Thomson (Clubhouse Manager)

Directions for Check:

Michael Roof
13825 Royston Bend
Hudson Fla 34669
(630) 550-0676

party date: 1/12/25



Motion Picture Licensing Corporation
5140 W. Goldleaf Circle, Suite 103
Los Angeles, CA 90056
Tel: 866-552-MPLC (6752)
www.mplc.org

01/06/2025

Sean Craft
The Verandahs Community Development District
3434 Coldwell Ave, Suite 200
Tampa, FL 33614

Customer No. MPLCUS5995841

Dear Sean Craft,

Attached below is your new MPLC Certificate of License. Your Blanket License® has automatically renewed in accordance with our underlying agreement. The license fee is \$2,552.36. An invoice is enclosed for your review and payment.

MPLC's Blanket License remains a simple and affordable way to publicly show movies, TV programs, and other content that is intended for personal, private use. Whether streamed, downloaded, broadcasted or shown via your cable TV, DVD or Blu-ray, MPLC's Blanket License helps you ensure copyright compliance in accordance with the US Copyright Act.

Thank you for continuing to support the creative community. Your commitment to compliance helps ensure the future of the entertainment we know and love. If you have any questions, please contact our Member Services Department at (866) 552-MPLC (6752) or online at <https://us.mplc.com/customer-support/>.

Sincerely,

Member Services
info@mplc.com

License Number: 504451561



MPLC Blanket License Certificate

Be it known to The Verandahs Community Development District has obtained from MPLC the right to publicly perform, as defined in the U.S. Copyright Act, motion pictures, TV programs and other audio-visual content originally intended for personal use only, via any means including but not limited to DVD, streaming and download, pursuant to the terms and conditions of the Umbrella License Agreement between parties.

The most recent terms and conditions may be found at www.mplc.org.

This Certificate of License expires on: 03/07/2026

A handwritten signature in black ink, likely belonging to a representative of Motion Picture Licensing Corporation.

Authorised on behalf of Motion Picture Licensing Corporation



Motion Picture Licensing Corporation
5140 W. Goldleaf Circle, Suite 103
Los Angeles, CA 90056
Tel: 866-552-MPLC (6752)
www.mplc.org

01/06/2025

Invoice No. 504451561

BILL TO: The Verandahs Community Development District
3434 Coldwell Ave, Suite 200
Tampa, FL
33614

REMIT TO: Motion Picture Licensing Corporation
PO Box 80144
City of Industry, CA 91716-8144

PO No.

CUSTOMER SERVICE: 866-552-MPLC (6752)

QUANTITY	DESCRIPTION	AMOUNT
1	MPLC Blanket License covering the term: 03/08/2025 to 03/07/2026	\$2,552.36
TERMS: PAYABLE 30 DAYS FROM DATE OF INVOICE		
Total		\$2,552.36



[Click here to pay by credit card via Stripe](https://us.mplc.com/pay-an-invoice/) or visit: <https://us.mplc.com/pay-an-invoice/>



Please include Invoice Number on check, payable to MPLC.

RECEIVED
01-07-2025

NOTE NEW Banking Information: (Please include your **invoice number** as your payment reference)



DETACH AND RETURN BOTTOM PORTION WITH PAYMENT

For contact, address, or delivery method change requests, please visit: mplc.org/currentmembers



PO BOX 66970
Los Angeles, CA 90066-6970

PLEASE REMIT CHECK PAYMENT TO:

Motion Picture Licensing Corporation
PO Box 80144
City of Industry, CA 91716-8144

BILL TO:

Sean Craft
The Verandahs Community Development District
3434 Coldwell Ave, Suite 200
Tampa, FL 33614

PIN # (enter #'s only)	Invoice No	Date	Amount	Amount Due	Paid Amount
MPLCUS5995841	504451561	01/06/2025	\$2,552.36	\$2,552.36	\$0.00



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: 21700831
Billing Date: 1/14/2025
Billing Period: 11/20/2024 to 12/20/2024

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
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	11/20/2024	62	12/20/2024	63	30	1

Usage History

	Water
December 2024	1
November 2024	1
October 2024	1
September 2024	2
August 2024	2
July 2024	2
June 2024	1
May 2024	1
April 2024	2
March 2024	2
February 2024	3
January 2024	4

Transactions

Previous Bill	82.10
Payment 12/23/24	-82.10 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	21.56
Water Tier 1	1.0 Thousand Gals X \$2.10 2.10
Sewer	
Sewer Base Charge	51.50
Sewer Charges	1.0 Thousand Gals X \$6.94 6.94
Total Current Transactions	82.10
TOTAL BALANCE DUE	\$82.10

RECEIVED
01-15-2025



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 82.10

Total Balance Due	\$82.10
Due Date	1/31/2025

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

Round-Up Donations to Charity	
Amount Enclosed	\$82.10

☐ 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

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
The Verandahs CDD
C/o Rizzetta & Company
3434 Colwell Ave, Ste 200
Tampa, FL 33614

Ship to
The Verandahs CDD
C/o Rizzetta & Company
3434 Colwell Ave, Ste 200
Tampa, FL 33614

Invoice details
Invoice no.: 20141
Terms: Due on receipt
Invoice date: 01/01/2025
Due date: 01/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Monthly Grounds Maintenance Services:			
2.		Grounds Maintenance Services	General Landscape Maintenance	1	\$7,962.50	\$7,962.50
3.		Grounds Maintenance Services	Fertilization	1	\$1,237.50	\$1,237.50
4.		Grounds Maintenance Services	Pest Control	1	\$500.00	\$500.00
5.		Grounds Maintenance Services	Irrigation	1	\$650.00	\$650.00
Total						\$10,350.00

RECEIVED
01-01-2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
The Verandahs CDD
C/o Rizzetta & Company
3434 Colwell Ave, Ste 200
Tampa, FL 33614

Ship to
The Verandahs CDD
C/o Rizzetta & Company
3434 Colwell Ave, Ste 200
Tampa, FL 33614

Invoice details
Invoice no.: 20250
Terms: Due on receipt
Invoice date: 01/07/2025
Due date: 01/07/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	TTOP CHOICE APPLICATION. December 5, 2024 Scope of Work: Treat specified areas for fire ants. *Bus stop at Luftburrow and Chenwood. *Luftburrow to Jillian Circle- all along the right side (near the pet waste station). *Playground area from the south side of the clubhouse to past the north side of the pool. *Treat target areas with TOP CHOICE annual fire ant control. *Includes labor & materials.	1	\$3,450.00	\$3,450.00

RECEIVED
01-07-2025

Total \$3,450.00

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

Invoice

Date	Invoice #
1/2/2025	INV0000096178

Bill To:

VERANDAHS CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,441.17	\$1,441.17
Administrative Services	1.00	\$321.33	\$321.33
Financial & Revenue Collections	1.00	\$410.67	\$410.67
Landscape Consulting Services	1.00	\$925.00	\$925.00
Management Services	1.00	\$1,785.33	\$1,785.33
Website Compliance & Management	1.00	\$105.00	\$105.00
		Subtotal	\$4,988.50
		Total	\$4,988.50

RECEIVED
12-26-2024

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

Invoice

Date	Invoice #
1/3/2025	INV0000096289

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

[illegible]

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

Invoice

Date	Invoice #
1/1/2025	INV0000096310

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
1/17/2025	INV0000096342

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
Personnel Reimbursement	1.00	\$1,397.10	\$1,397.10
RECEIVED 01-16-2025	Subtotal		\$1,397.10
	Total		\$1,397.10



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: PSI138137
Invoice Date: 1/1/2025

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 1/1/2025
Due Date 1/31/2025
Terms Net 30

Customer ID 13825
P.O. Number
P.O. Date 1/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,380.00	1,380.00
January Billing					
1/1/2025 - 1/31/2025					
The Verandahs CDD - LAKE ALL					

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,380.00

RECEIVED
01-09-2025

Subtotal: 1,380.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 1,380.00

Stellar Electrical Services LLC

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

Invoice

Date	Invoice #
1/17/2025	12032024001

Bill To
The Verandahs CDD

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	U/M	Rate	Amount
	Fused Disconnect and Circuit Breaker Replacement at Chenwood Ave			
9	Labor		95.00	855.00
1	Service Charge		95.00	95.00
1	Permitting & Plans		450.00	450.00
1	Fuel Surcharge		8.97	8.97
1	Material - Qty. One - Exterior Grade 60 Amp 3 Pole Fused Disconnect - Qty. Four - 60 Amp Fuses - Qty. One - 60 Amp 3 Pole Circuit Breaker		400.00	400.00
	Procured and installed the commercial grade material items listed in the estimate. The existing service entrance conductors were installed with number six American wire gauge wire ran from the transformer to the meter can for the electrical service at 12137 Chenwood Ave. This service powers the well pump for the irrigation of the landscape area. This service has a 30 Amp 3 Pole Fused Main Service Disconnect providing overcurrent protection for the main lug distribution panel. The well pump installed is a 7 ½ Horse motor which draws 40 amps. The 40 Amp draw of the motor were blowing the 30 Amp fuses installed inside the Main Disconnect. The number Six service entrance conductors allow for up to 60 Amps. Met with WREC and they disconnected the power at the transformer and removed the meter face. The existing 30 Amp Fused 3 Pole Disconnect was changed out with a 60 Amp Fused 3 Pole Disconnect. The circuit breaker for a motor is allowed to be oversized by up to 250 percent to allow for the momentary start up current. This 7 ½ horse well pump motor controlling circuit breaker can be up to a 100 amp 3 pole circuit breaker per the national electrical code, only if the main service conductors where installed to support that amount of current. This service is limited to 60 Amp 3 Pole Circuit Breaker due to the number Six service entrance conductors. The national electrical code will allow for a 7 ½			
			Total	

Stellar Electrical Services LLC

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

Invoice

Date	Invoice #
1/17/2025	12032024001

Bill To
The Verandahs CDD

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	U/M	Rate	Amount
	motor to be controlled by a 60 amp 3 pole circuit breaker as long as it can handle the motors momentary start up current. The actual momentary start up current is unknown. The 60 amp 3 pole circuit breaker will greatly increase the available start up current, but is unknown if it is sufficient. If the circuit breaker needs to larger than the 60 Amp allowance, than the entire service (Conductors, Meter, Disconnect, Distribution Panel, and Circuit Breakers) would need to be replaced with new equipment for the current rating desired to allow for the momentary start up current (100 Amps for a 7 ½ well pump). Installed new 3 pole 60 amp circuit breaker. Labeled the panel and called in for final inspection. After passing the final inspection the utility company returned and reenergized the service. I tested the well pump rotation and operation with the neighborhood president. Found it to be running in reverse. Change B and C phase conductors on the load side terminals of the circuit breaker. Tested again, and found proper rotation. The sprinklers heads popped up and were working good.			
RECEIVED 01-17-2025			Total	\$1,808.97

Suncoast Rust Control, Inc.

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

INVOICE

Date	Invoice #
1/1/2025	07869
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
1/31/2025	

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.				Total: \$1,250.00

RECEIVED
01-06-2025

Balance Due \$1,250.00

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



INVOICE NO. 439
DATE December 27, 2024
FOR: December Cleanings

C/O Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
813-933-5571

TOTAL DUE	\$ 375.00
-----------	-----------

RECEIVED
12-27-2024

The Verandahs CDD
Truist Account #XXXXXXXXX3947 \$1,000 Balance
1/2/2025

				Clubhouse	Clubhouse	Clubhouse
				Special Events	Facility Supplies	Janitorial Services
				57200-4775	57200-4619	57200-4704
Date	Vendor Name	Description	Amount			
12/05/24	Amazon	Supplies	(290.29)		(290.29)	
12/06/24	Walmart	Supplies	(66.56)		(66.56)	
12/09/24	Walmart	Supplies	(20.76)		(20.76)	
12/14/24	Amazon	Monthly Subscription	(14.99)			(14.99)
12/14/24	Walmart	Supplies	(13.71)		(13.71)	
12/14/24	Amazon	Supplies	(35.57)		(35.57)	
12/23/24	Walmart	Supplies	(13.82)		(13.82)	
12/29/24	Amazon	Supplies	(128.87)		(128.87)	
	TOTAL	001-10102	(584.57)	0.00	(569.58)	(14.99)

DM Approval: Sean Craft Date: 1/2/25

Details for Order #114-2750060-4375455

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

Order Placed: December 5, 2024

Amazon.com order number: 114-2750060-4375455

Order Total: \$290.29

Not Yet Shipped

Items Ordered

Price

3 of: CCINEE 48Pcs Christmas Slap Bracelets, Xmas Slap Wristbands Assorted Christmas Theme Pattern Snap Wristbands for Kids Christmas Party Favors Gift Bag Filler Sold by: CCINEEDIRECT (seller profile) Supplied by: Other Condition: New	\$9.88
1 of: Seajan 200 Pcs Christmas Santa Hats and Jingle Bell Necklaces Bulk Christmas Elf Hat Bell Necklaces Gifts for Kids Adults Christmas Party Favors Accessories Sold by: Grainter (seller profile) Supplied by: Other Condition: New	\$49.98
2 of: Meanplan 100 Pieces Candy Cane Pen Christmas Snowman Pen Umbrella Cane Ballpoint Pen with Black Ink for Christmas Classroom Gifts Stationery Supplies (Novel Style) Sold by: Yeelon (seller profile) Product question? Ask Seller Supplied by: Other Condition: New	\$27.99
1 of: Madisi Crayons Bulk Pack, Regular Size, 4 Colors, 150 Packs, 600 Count Sold by: Madisi (seller profile) Product question? Ask Seller Supplied by: Other Condition: New	\$28.99
6 of: Christmas Party Favors, 35 Pcs Pop Fidget Toys Keychain Its for Kids Adults, Mini Push Bubble Pops Bulk Sensory Toys, Birthday Gifts Classroom Prizes for Boys Girls Goodie Bag Treasure Chest Box Sold by: Liam & Ava (seller profile) Supplied by: Other Condition: New	\$4.98
4 of: Linelglobal Christmas Kraft Paper Bag Small Holiday Gift Bag with Wrapping Tissue for Xmas 24 Pack 9" Sold by: Linelglobal (seller profile) Supplied by: Other Condition: New	\$9.99
2 of: 42 Pack Christmas Coloring Books for Kids, Xmas Party Favors Stockings Goodie Bags Stuffer Filler Bulk Gifts Mini Coloring Books for Boys Girls Holiday Party School Classroom Activity Supplies Sold by: Happyjoin (seller profile) Supplied by: Other Condition: New	\$17.95
1 of: Christmas Mini Candy Canes Classic Red & White Peppermint Flavor for Holiday Family Indulgement - Small Candy Canes Individually Wrapped for Kids & Adults, Great Candy Cane Gift Set (200 Count) Sold by: Simple Orchards (seller profile) Supplied by: Other Condition: New	\$19.96

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

Billing address
The Verandahs Clubhouse
12375 Chenwood Ave
The clubhouse
Hudson, FL 34669
United States

Item(s) Subtotal:	\$290.29
Shipping & Handling:	\$0.00

Total before tax:	\$290.29
Estimated tax to be collected:	\$0.00

Grand Total:	\$290.29

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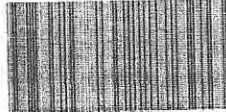
Christmas 2024

You could win a \$1000 GiftCard!
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Walmart *

WM Supercenter
727-861-0040 Mgr. AARON
12610 US HIGHWAY 19
HUDSON FL 34667
ST# 05266 OP# 009046 TE# 46 TR# 00455

ITEMS SOLD 27
TC# 1630 4100 2803 0331 3134



ORNAMENTS	888733088120	1.98 N
ORNAMENTS	888733087520	1.98 N
ORNAMENTS	888733088120	1.98 N
ORNAMENTS	888733087520	1.98 N
ORNAMENTS	888733087520	1.98 N
ORNAMENTS	888733088120	1.98 N
HOLIDAYLIGHT	029944604110	4.84 N
HOLIDAYLIGHT	764878724070	4.84 N
HOLIDAYLIGHT	029944604110	4.84 N
GNGRBRD CL	196610132120	0.98 N
PAW PTRL LIC	196610133900	1.98 N
PAW PTRL LIC	196610133900	1.98 N
SNMN CL	196610132130	0.98 N
RD TRK CLNG	196610132110	0.98 N
FLAKES WRAP	196610188910	0.98 N
SNWMN WRAP	196610188900	0.98 N
GRCH GN GW	013286780460	1.24 N
RWGR BOW BAG	091869418300	2.98 N
SCOTCH 3PK	638060188960	4.24 N
DR PNL SANTA	681884569020	1.00 N
DR PNL SANTA	681884569020	1.00 N
DR PNL SANTA	681884569020	1.00 N
DR PNL	681884569060	3.98 N
DR PNL SANTA	681884569020	1.00 N
DR PNL ELVES	681884569030	1.00 N
DR PNL	681884569070	3.98 N
60L PWSP 8FT	697012530086	9.88 N

SUBTOTAL	66.56
TOTAL	66.56
DEBIT TEND	66.56
CHANGE DUE	0.00

EFT DEBIT PAY FROM PRIMARY
66.56 TOTAL PURCHASE
US DEBIT- 7408 I O REF # 434100120048
NETWORK ID. 0008 APPR. CODE 034444
AID A0000000980840
TERMINAL # 25248499
*Pin Verified
12/06/24 18:02:32



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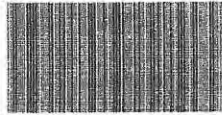
Low prices You Can Trust. Every Day.
12/06/24 18:02:55

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WM Supercenter
727-861-0040 Mgr. AARON
12610 US HIGHWAY 19
HUDSON FL 34667
ST# 05266 OP# 009009 TE# 09 TR# 04837

ITEMS SOLD 2
TC# 1488 8643 6490 4001 5298



HOLIDAYLIGHT 764878761100 16.88 N
HT 12 WHT 885962750004 3.88 N

SUBTOTAL 20.76
TOTAL 20.76
DEBIT TEND 20.76
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY
20.76 TOTAL PURCHASE
US DEBIT- 7408 I O REF # 434400333217
NETWORK ID. 0008 APPR. CODE 002634
AID A0000000980840
TERMINAL # 25253981
*Pin Verified
12/09/24 10:27:04



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Christmas lights + power cord

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WM Supercenter
727-861-0040 Mgr. AARON
12610 US HIGHWAY 19
HUDSON FL 34667
ST# 05266 OP# 009014 TE# 14 TR# 01547

ITEMS SOLD 4
TC# 4035 5778 9336 7364 7895



WNT BLSH BBG 091869418290	2.98 N
XMASTREESKI 034072013580	2.98 N
GIFT TP 2PK 051131801860	4.77 N
XMASTREESKI 034072013580	2.98 N

SUBTOTAL	13.71
TOTAL	13.71
DEBIT TEND	13.71
CHANGE DUE	0.00

EFT DEBIT PAY FROM PRIMARY
13.71 TOTAL PURCHASE
US DEBIT- 7408 I O REF # 434900016920
NETWORK ID. 0008 APPR. CODE 062606
AID A0000000980840
TERMINAL # 25323742
*Pin Verified
12/14/24 09:23:10



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Details for Order #112-7362079-5515459

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Order Placed: December 14, 2024
Amazon.com order number: 112-7362079-5515459
Order Total: \$35.57

Not Yet Shipped

Items Ordered	Price
1 of: Disposable Coffee Cups with Lids 12 oz (100 Pack) - To Go Paper for Hot & Cold Beverages, Coffee, Tea, Chocolate, Water, Juice Eco Friendly Sold by: Shop-Square (seller profile) Product question? Ask Seller Supplied by: Other Condition: New	\$21.59
2 of: AOWDIAO Christmas Decorations 480 Pcs Snowflakes Window Clings 8 Sheets Snowflakes Decor Double-Sides Christmas Window Glass Stickers Decals for Home Party Supplies Sold by: LiaoFan-US (seller profile) Supplied by: Other Condition: New	\$6.99

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

Billing address
The Verandahs Clubhouse
12375 Chenwood Ave
The clubhouse
Hudson, FL 34669
United States

Item(s) Subtotal:	\$35.57
Shipping & Handling:	\$0.00

Total before tax:	\$35.57
Estimated tax to be collected:	\$0.00

Grand Total:	\$35.57

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

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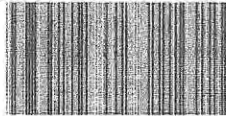
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WM Supercenter
727-861-0040 Mgr. AARON
12610 US HIGHWAY 19
HUDSON FL 34667
ST# 05266 OP# 009039 TE# 39 TR# 04709

ITEMS SOLD 2
TC# 2414 3076 5958 9384 2753



HTYSTG GAL40 013700942850 3.94 N
41Q STOR BOX 073149226080 9.88 N

SUBTOTAL 13.82
TOTAL 13.82
DEBIT TEND 13.82
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY
13.82 TOTAL PURCHASE
US DEBIT- 7408 I O REF # 435800361688
NETWORK ID. 0008 APPR. CODE 000633
AID A0000000980840
TERMINAL # 25838582
*Pin Verified
12/23/24 09:45:49



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12/23/24 09:46:14

Details for Order #111-7520538-9396200

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

Order Placed: December 28, 2024
Amazon.com order number: 111-7520538-9396200
Order Total: \$128.87

Not Yet Shipped

Items Ordered	Price
1 of: <i>International-Delight Coffee Creamers - 120 Count - Non-Dairy Creamer - 6 Flavor Variety Pack Great for Home Use, Offices and Coffee Stations</i> Sold by: <i>Sunset Sales</i> (seller profile) Supplied by: Other Condition: New	\$36.95
2 of: <i>Glade PlugIns Scented Oil 10 Refills, Air Freshener, Cashmere Woods, 10 x 0.67 oz</i> Sold by: Amazon.com Services, Inc Supplied by: Other Condition: New	\$23.96
1 of: <i>Two Rivers Coffee Mega Coffee Lovers Pods, Compatible with K Cup Brewers Including 2.0, Assorted Variety Sampler Pack, 100 Count</i> Sold by: Amazon.com Services, Inc Supplied by: Other Condition: New	\$44.00

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

Shipping Speed:
Two-Day Shipping

Payment information

Payment Method: Visa ending in 2233	Item(s) Subtotal:	\$128.87
	Shipping & Handling:	\$0.00

Billing address The Verandahs Clubhouse 12375 Chenwood Ave The clubhouse Hudson, FL 34669 United States	Total before tax:	\$128.87
	Estimated tax to be collected:	\$0.00

	Grand Total:	\$128.87

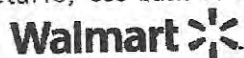
To view the status of your order, return to Order Summary.

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

				Clubhouse	Clubhouse	Clubhouse
				Special Events	Facility Supplies	Janitorial Services
				57200-4775	57200-4619	57200-4704
Date	Vendor Name	Description	Amount			
01/08/25	Walmart	Supplies	(26.44)		(26.44)	
01/11/25	Gaspar Stich LLC	Supplies	(85.31)		(85.31)	
01/11/25	Amazon	Monthly Subscription	(14.99)			(14.99)
01/16/25	Gaspar Stich LLC	Supplies	(99.25)		(99.25)	
01/26/25	Amazon	Supplies	(16.99)		(16.99)	
	TOTAL	001-10102	(242.98)	0.00	(227.99)	(14.99)

DM Approval: Sean Craft Date: 1/31/25

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WM Supercenter
727-861-0040 Mr. AARON
12610 US HIGHWAY 19
HUDSON FL 34667
ST# 05266 OP# 009046 TE# 46 TR# 01083

ITEMS SOLD 2
TC# 3613 1622 2057 9575 7971



AS 24M	030400794080	15.46 N
STORAGE C B	073149147430	10.98 N
SUBTOTAL		26.44
TOTAL		26.44
DEBIT TEND		26.44
CHANGE DUE		0.00

EFT DEBIT PAY FROM PRIMARY
26.44 TOTAL PURCHASE
US DEBIT- 7408 I 0 REF # 500825374358
NETWORK ID. 0008 APPR. CODE 468780
AID A0000000980840
TERMINAL # 25248499
*Pin Verified
01/08/25 11:58:29



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[EXTERNAL]GASPAR STITCH LLC: \$85.31 USD

From PayPal <service@paypal.com>

Date Sat 1/11/2025 9:59 AM

To Frances Thomson <fthomson@rizzetta.com>

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Hello, Frances Thomson

**You paid \$85.31 USD to
GASPAR STITCH LLC**

Transaction ID

52W69013AE094230J

Transaction date

January 11, 2025

Merchant

GASPAR STITCH LLC
custom@gasparstitch.com
+1 813-906-0033

Shipping address

Frances Thomson
3434 Colwell Ave
Tampa, FL 33614-8390
United States

[Track Package](#)

Port Authority Women's Core Classic P...
Qty: 3

\$15.98

Port Company Women's Fan Favorite...	\$9.58
Qty: 3	
CARD Surchges 3.5%	\$2.68
Qty: 1	
TAX	\$5.95
Qty: 1	

Subtotal	\$85.31
Total	\$85.31 USD

Paid GASPAR STITCH LLC with

Visa-7408

\$85.31 USD

This charge will appear on your credit card statement as "PAYPAL *GASPAR DTF".

Transaction ID: 52W69013AE094230J

[View payment status](#)

Choose a category for 5% cash back

Pick a category each month and earn cash back with a PayPal Debit Mastercard. [Terms apply](#)

 An example image of purchase categories you select

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Your payment was sent from fthomson@rizzetta.com

 PayPal

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Details for Order # D01-4950725-8643427
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Amazon.com order number: D01-4950725-8643427
Order Total: \$14.99

Digital Order: January 11, 2025	
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
	Tax Collected:	\$0.00
Billing address	Grand Total:	\$14.99
The Verandahs Clubhouse		
12375 Chenwood Ave		
The clubhouse		
Hudson, FL 34669		
United States		
727-933-5050		

[Return to the Order Summary.](#)
Please note: This is not a VAT invoice.

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Economy

Payment method

VISA •••• 7408 • \$99.25

Billing address

Frances Thomson
Rizzetta & Company
3434 Colwell Avenue
Tampa FL 33614
United States

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Details for Order #111-9591840-5552216

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Order Placed: January 26, 2025
Amazon.com order number: 111-9591840-5552216
Order Total: \$16.99

Not Yet Shipped

Items Ordered	Price
1 of: Jetec 10 Pieces Cabinet Locks for Babies, U-Shaped Proofing Drawers Safety Child Locks Adjustable, Easy to Use Childproof Latch for Knob Handle on Kitchen Door Storage Cupboard Closet (Brown)	\$16.99
Sold by: XiajiaPer (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:	\$16.99
	Shipping & Handling:	\$0.00

Billing address The Verandahs Clubhouse 12375 Chenwood Ave The clubhouse Hudson, FL 34669 United States	Total before tax:	\$16.99
	Estimated tax to be collected:	\$0.00

	Grand Total:	\$16.99

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Withlacoochee River Electric Services

The Verandahs CDD

Summary Electric 12/24

Account #	Amount	Bill Date	Due Date	Service Address	GL Code	Object Code
1573431	\$ 510.98	12/18/2024	1/13/2025	Public Lighting	53100	4307
1573432	\$ 3,181.11	12/18/2024	1/13/2025	Public Lighting	53100	4307
1573433	\$ 45.86	12/18/2024	1/13/2025	12013 Chenwood Ave -Sign	53100	4301
2026777	\$ 40.35	12/18/2024	1/13/2025	12414 Southbridge Ter	53100	4301
2095489	\$ 145.33	12/18/2024	1/13/2025	12375 Chenwood Ave - Clubhouse	53100	4304

Total	\$3,923.63
-------	-------------------

Total by Code	4301	\$ 86.21	Utility Services
	4304	\$ 145.33	Recreational Facility
	4307	\$ 3,692.09	Area Lighting

Grand Total	\$ 3,923.63
-------------	--------------------



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 **12/18/2024**
Amount Due **510.98**
Current Charges Due **01/13/2025**

District Office Serving You
Bayonet Point

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information
Average kWh

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.



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. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance	510.98
Payment	510.98CR
Balance Forward	0.00

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 @ 0.03800	44.58
Poles (QTY 22)	220.00
FL Gross Receipts Tax	2.77

Total Current Charges	510.98
Total Due	E.F.T. 510.98

RECEIVED
12-20-2024

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

DO NOT PAY
Total amount will be electronically transferred on or after 01/03/2025.



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P.O. Box 278 • Dade City, Florida 33526-0278

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Bill Date: 12/18/2024

District: BP13

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	01/03/2025
TOTAL CHARGES DUE	510.98
DO NOT PAY	

000157343100005109800005109804



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 **12/18/2024**
Amount Due **3,181.11**
Current Charges Due **01/13/2025**

District Office Serving You
Bayonet Point

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information
Average kWh

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.



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. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 3,181.54
Payment 3,181.54CR
Balance Forward 0.00

Light Energy Charge	267.57
Light Support Charge	251.64
Light Maintenance Charge	411.25
Light Fixture Charge	503.91
Light Fuel Adj 9,428 KWH @ 0.03800	358.25
Poles (QTY 141)	1,366.00
FL Gross Receipts Tax	22.49

Total Current Charges 3,181.11
Total Due E.F.T. 3,181.11

RECEIVED
12-20-2024

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	150 14	212 2	305 83	455 46	910 8
	205 1	220 1	306 1	456 1	960 133

DO NOT PAY
Total amount will be electronically transferred on or after 01/03/2025.



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P.O. Box 278 • Dade City, Florida 33526-0278

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Bill Date: 12/18/2024

District: BP13

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	01/03/2025
TOTAL CHARGES DUE	3,181.11
DO NOT PAY	

000157343200031811100031811102



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 **12/18/2024**
Amount Due **45.86**
Current Charges Due **01/13/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Dec 2024	29	2
Nov 2024	29	1
Dec 2023	30	3

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.



1 0 3 6 5 3 8 4

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/14	12446	12/13	12509				63

Previous Balance 42.15
Payment 42.15CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 63 KWH @ 0.05017 3.16
Fuel Adjustment 63 KWH @ 0.03800 2.39
FL Gross Receipts Tax 1.15

Total Current Charges 45.86
Total Due E.F.T. 45.86

RECEIVED
12-20-2024

DO NOT PAY

Total amount will be electronically transferred on or after 01/03/2025.



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

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See Reverse Side For Mailing Instructions

Bill Date: 12/18/2024

District: BP13

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	01/03/2025
TOTAL CHARGES DUE	45.86
DO NOT PAY	

000157343300000458600000458608



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 **12/18/2024**
Amount Due **40.35**
Current Charges Due **01/13/2025**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/14	1519	12/13	1521				2

Comparative Usage Information
Average kWh

Period	Days	Per Day
Dec 2024	29	0
Nov 2024	29	0
Dec 2023	30	1

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.



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. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **40.16**
Payment **40.16CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 2 KWH @ 0.05017 **0.10**
Fuel Adjustment 2 KWH @ 0.03800 **0.08**
FL Gross Receipts Tax **1.01**

Total Current Charges **40.35**
Total Due **E.F.T. 40.35**

RECEIVED
12-20-2024



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: 12/18/2024

District: BP13

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **01/03/2025**
TOTAL CHARGES DUE 40.35
DO NOT PAY

000202677700000403500000403504



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 **12/18/2024**
Amount Due **145.33**
Current Charges Due **01/13/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Dec 2024	29	40
Nov 2024	29	44
Dec 2023	30	43

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.



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. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/14	77486	12/13	78649				1163

Previous Balance 155.37
Payment 155.37CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,163 KWH @ 0.05017 58.35
Fuel Adjustment 1,163 KWH @ 0.03800 44.19
FL Gross Receipts Tax 3.63

Total Current Charges 145.33
Total Due E.F.T. 145.33

RECEIVED
12-20-2024

DO NOT PAY

Total amount will be electronically transferred on or after 01/03/2025.



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: 12/18/2024

District: BP13

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 01/03/2025
TOTAL CHARGES DUE 145.33
DO NOT PAY

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