



Rizzetta & Company

The Verandahs Community Development District

Board of Supervisors Meeting August 5, 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

July 28, 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, August 5, 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 Landscaper Comments (Under Separate Cover)
 - ii. Review of Irrigation Report (Under Separate Cover)
 - D. Hi-Trim
 - i. Review of Hi Trim Report Tab 3
 - E. District Counsel
 - F. District Engineer
 - G. District Clubhouse Manager
 - i. Review of Clubhouse Manager Report Tab 4
 - H. District Manager
 - i. Review of District Manager's Report Tab 5
- 4. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2025-2026 Final Budget
 - i. Consideration of Resolution 2025-07; Adopting
Fiscal Year 2025-2026 Final Budget Tab 6
 - B. Public Hearing on Fiscal Year 2025-2026 Assessments
 - i. Consideration of Resolution 2025-08; Levying O & M
Assessments for Fiscal Year 2025-2026 Tab 7
 - C. Consideration of Resolution 2025-09; Setting the Meeting
Schedule for Fiscal Year 2025-2026 Tab 8

- D. Consideration of 2024-2025 Goals & Objectives Report Tab 9
- 5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Regular Meeting held on July 1, 2025 Tab 10
 - B. Consideration of Operation & Maintenance
Expenditures for June 2025 Tab 11
- 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: 2025-07-14

Prepared for:

District Manager

Prepared by:

Jason Diogo, Aquatic Biologist

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

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210

Comments:

Normal growth observed

Minor shoreline weed growth on newly exposed banks. Open water and pond bottom free of nuisance growth.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July 2025



July 2025

230

Comments:

Normal growth observed

Minor shoreline weed growth on newly exposed banks. No other issues observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July 2025



July 2025

220

Comments:

Treatment in progress

Minor surface algae developing in NW cove(right) and in patches along the shoreline. Treatment applied at the time of inspection. Allow 10-14 days for results.

Action Required:

Routine maintenance next visit

Target:

Surface algae



July 2025



July 2025

10

Comments:

Treatment in progress

Minor shoreline algae developing along the perimeter. Treatment was applied at the time of inspection. Expect 10-14 days for results.

Action Required:

Routine maintenance next visit

Target:

Surface algae



July 2025



July 2025

20

Comments:

Normal growth observed

Very minor shoreline weed growth on exposed banks. Recent treatment for submersed vegetation was successful.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July 2025



July 2025

30

Comments:

Site looks good

Site is in excellent condition with no issues observed at the time of inspection. Native Arrowhead is healthy and thriving.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Site: F50

Comments:

Treatment in progress

Very minor shoreline weed growth present and surface algae developing. Both were targeted at the time of inspection. Expect 10-14 days for results.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July 2025



July 2025

Site: F70

Comments:

Requires attention

Minor shoreline weed growth present. Native vegetation is contained to the rear of the site. Shoreline trees require trimming to allow access via UTV (left).

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July 2025



July 2025

Site: 60

Comments:

Treatment in progress

Minor algae developing within the shoreline weeds. Both were targeted at the time of inspection and results can be expected in 10-14 days. Water clarity was poor

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July 2025



July 2025

Site: 40**Comments:**

Site looks good

Site has responded well to recent treatment for algae, submersed vegetation, and shoreline weed growth. No issues observed during inspection.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Management Summary

Overall, the sites in this month's inspection continue to look very good with below average growth for July.

Sites 220 and 10 were the only sites with substantial algae growth. Both were treated aggressively to avoid further growth and keep them managed until the August service visits.

Site F70 will require trimming of the trees along the homeowner shoreline to allow access via UTV. Lower limbs are beginning to impede access for service.

The rest of the sites only exhibited minor growth that is easily managed.

Water levels remain low on most of the sites, with only pond 60 being full.

Trash was minimal and all was collected.

Feel free to reach out if there are any questions or concerns: jason.diogo@solitudelake.com

Thanks for choosing Solitude Lake Management!

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



Tab 2

THE VERANDAHS

LANDSCAPE INSPECTION REPORT



July 16, 2025
Rizzetta & Company
Amiee Brodeen – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

SUMMARY & CHENWOOD AVENUE

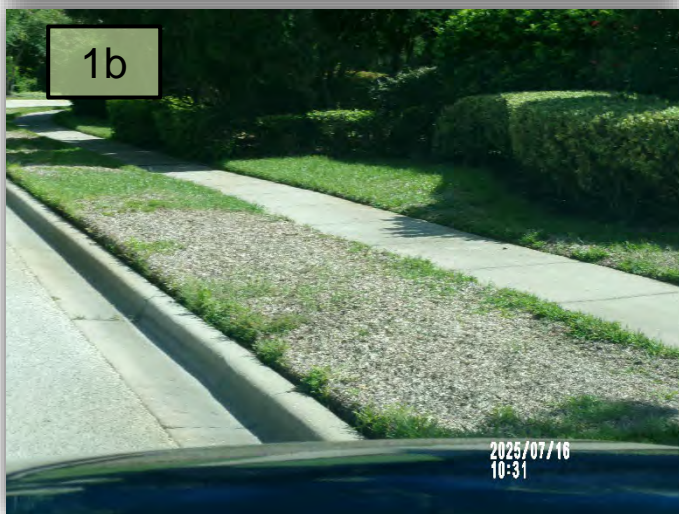
General Updates, Recent & Upcoming Maintenance Events

- Redtree to provide an update on the dead turf in the district. There are areas that will need to be replaced. This includes the area on Saulston Place.
- Improve the detail throughout the main entrance removing vines and weeds from the plant material.

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. **Throughout the entrance of Chenwood Ave., there continues to be noticeable dieback along the planted rows. This issue was previously identified during the last inspection, has there been any investigation or update regarding the cause of this dieback? (Pic 1a, 1b)**

2. The ligustrums in the front entrance have not been pruned for several weeks. Please shape them during the detailing visit. (Pic 2)



3. The four circular planting beds near the front office—containing Firebush, Crape Myrtles, and Jasmine—are currently inconsistent in size and appearance. During the next visit, let's focus on pruning the shrubs to create a more balanced and symmetrical look across all four beds.
4. Throughout the pool area, there is still noticeable suckering growth at the base of the Crape Myrtles. Please ensure all sucker growth is properly pruned during the next visit.
5. The planting beds around the pool area have noticeable encroachment from creeping grasses and nut sedge. Treat accordingly.



CHENWOOD AVE., OFFICE AREA, WHITE BLUFF RD

6. There is a Crape Myrtle in the parking area with a limb that appears too heavy to support its flowers, causing it to droop. I suggest pruning this branch to relieve the weight and allow the remaining stems to stand more upright and maintain the tree's overall structure. (Pic 6)



9. Please ensure that any trash around the property is picked up during each visit. With a receptacle facility nearby, occasional litter is understandable, but regular cleanup will help maintain a tidy and professional appearance.

10. There is significant dieback along the slope surrounding the embankment of Pond 140. Please diagnose and treat accordingly and respond with your conclusion. Check for chinch bugs or any fungal diseases. If left unaddressed, the continued decline could lead to slope erosion.. (Pic 10)



7. Great job on the mowing around the pond bank! The clean lines and careful edging really enhance the overall appearance of the area. Your attention to detail is appreciated—keep up the great work! (Pic 7)



11. I noticed this beautyberry naturally growing along the preservation line around Pond 140. This highlights the importance of keeping this area free of invasive plants to allow native species like beautyberry to thrive. (Pic 11>)



8. The hillside slope near Pond Area 120 is showing signs of dieback. Could this be the result of chinch bug activity or an irrigation issue? Please investigate the area to determine the cause and treat accordingly to prevent further decline. (Pic 8>)



CHENWOOD AVE, EXIT TO STATE ROAD 52

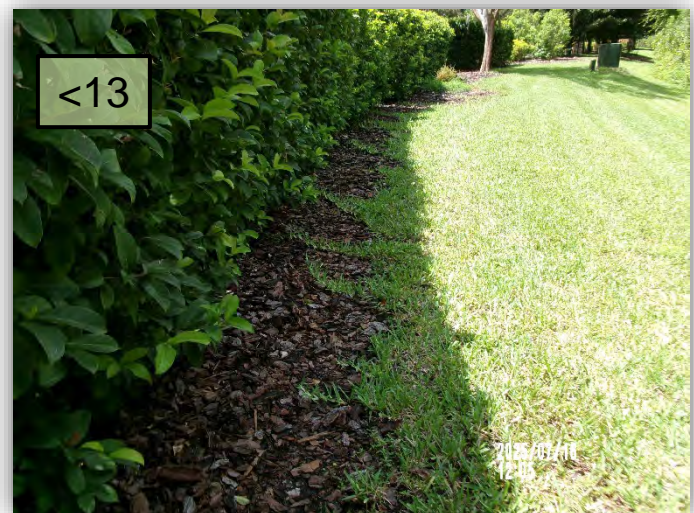
12. At Pond 140, there is noticeable erosion along the pond banks exposing tree roots. If this issue is not addressed soon, there is a risk that the adjacent oak tree could become unstable and potentially fall into the pond. We need to prioritize erosion control measures in this area to protect the trees and stabilize the bank. (Pic 12)



14. At the exit gate, there is a noticeable patch of weedy growth and exposed bare soil. Please treat the weeds in this area first. Once the growth has been fully eradicated, we can evaluate and discuss appropriate plant or turf installation to improve the appearance and coverage. (Pic 14)



15. After exiting the community, I noticed low-hanging branches in the median that are encroaching into the roadway. Please lift the canopy on these trees to ensure they are not being struck by passing vehicles and to maintain proper clearance for traffic visibility and safety.



13. On the backside of the viburnums near the exit, please make sure this area is not forgotten about. There is no defined bed edge, and the St. Augustine is making its way to the hedges. (Pic 13>)



PROPOSALS

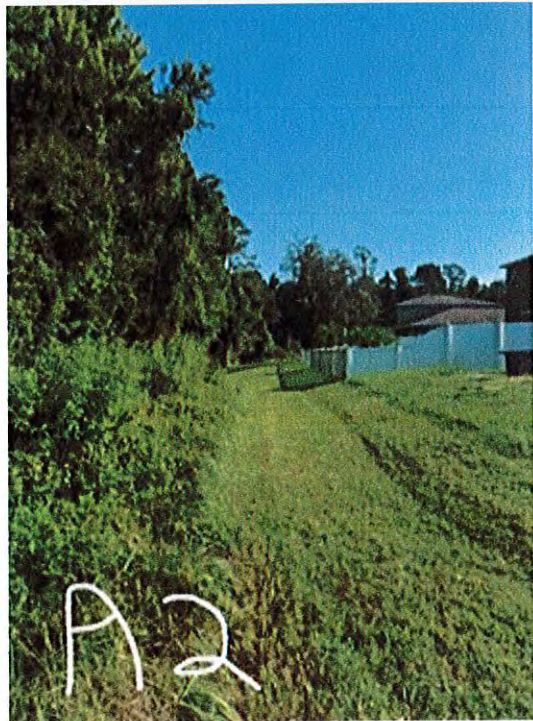
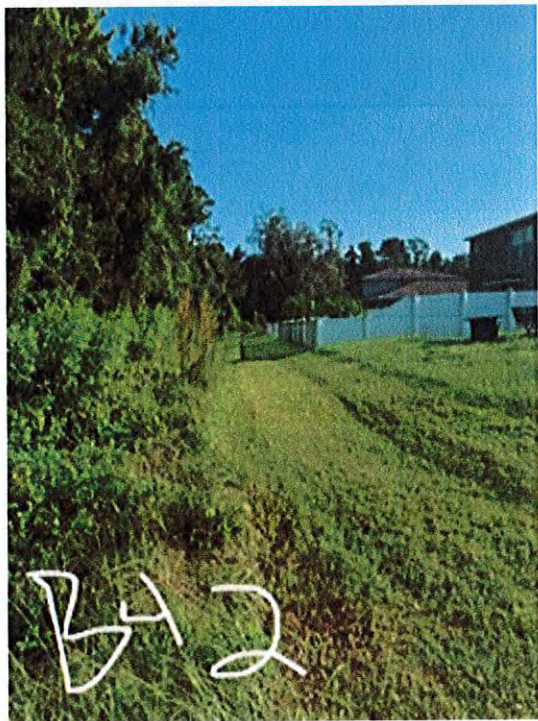
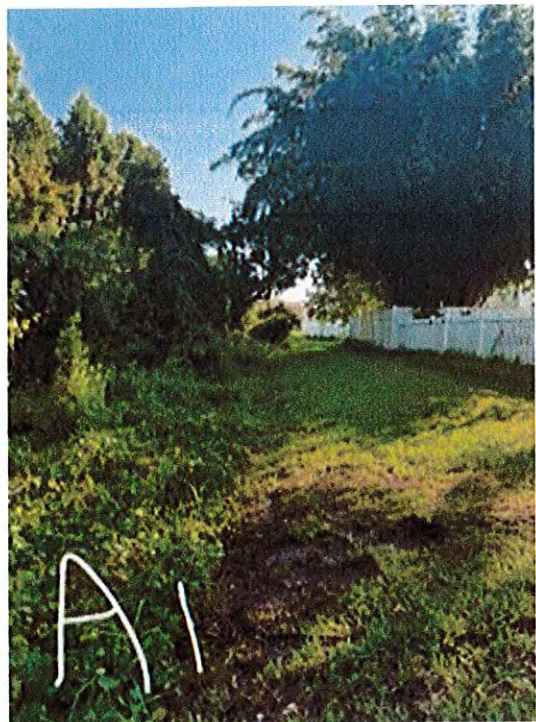
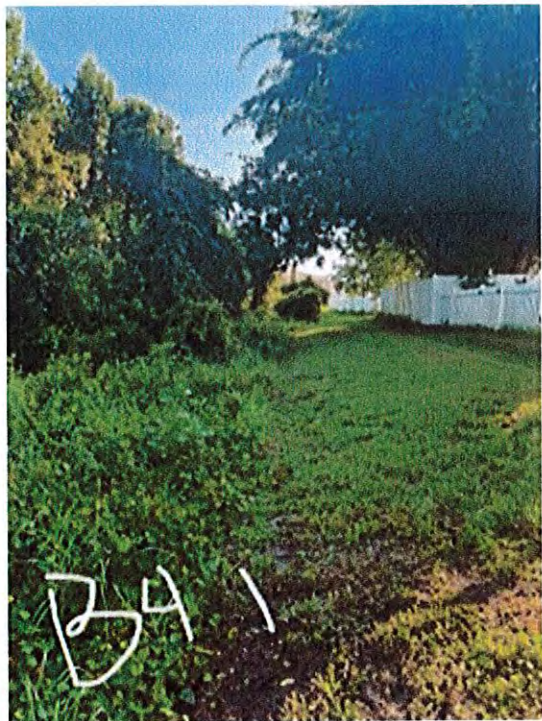
1. RedTree to provide a proposal with two options: The first to completely remove the tree, backfill the rootball and install new turf so it will not be obvious a tree used to be here. The second to completely remove this tree and replace with a 2" caliper Sweetgum, *Liquidambar styraciflua* 'rotundiloba'. This option must also include the construction of an 8" – 10" earthen water saucer containing a 30 Gal. Gator Bag with a working flood bubbler inserted into the top of the bag, so the bag fills every time the irrigation zone runs, and the earthen saucer will help retain the extra water. (Pic 1)

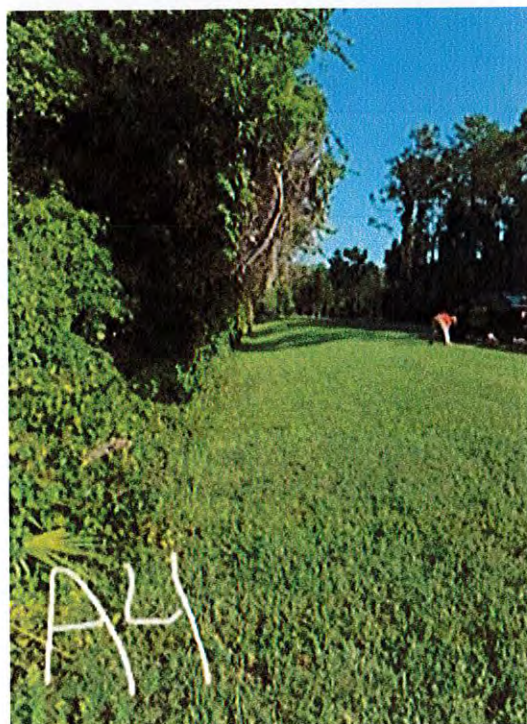
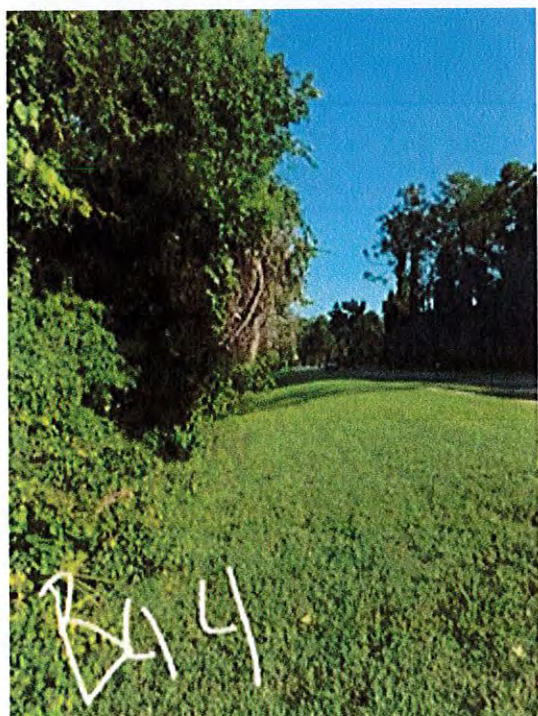
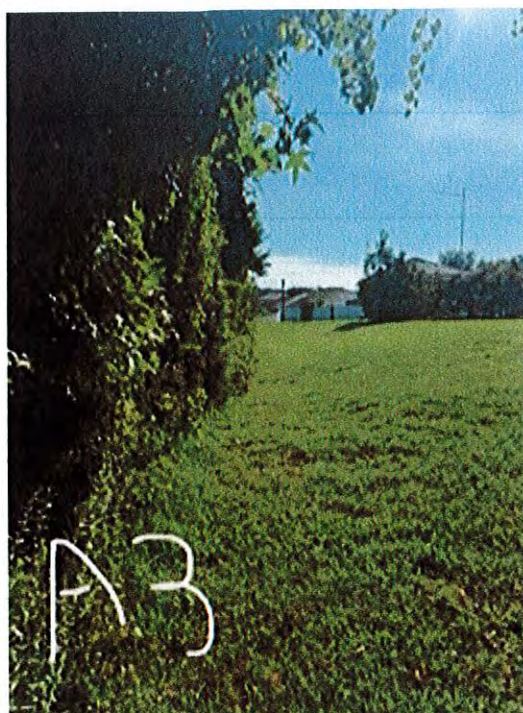
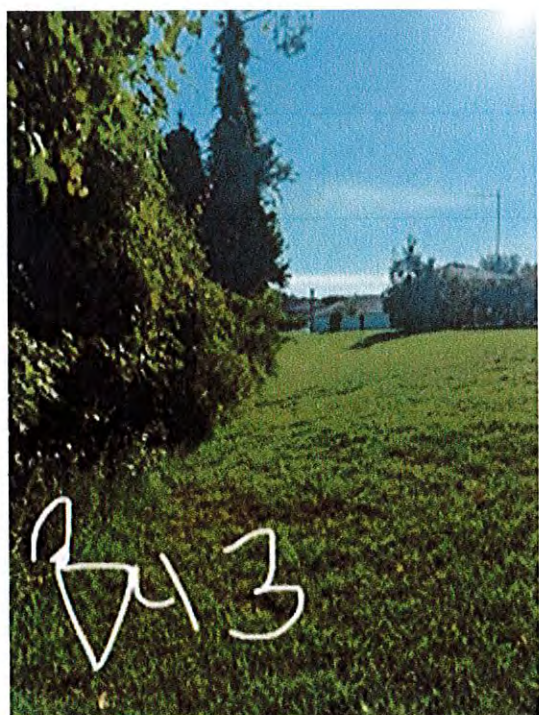


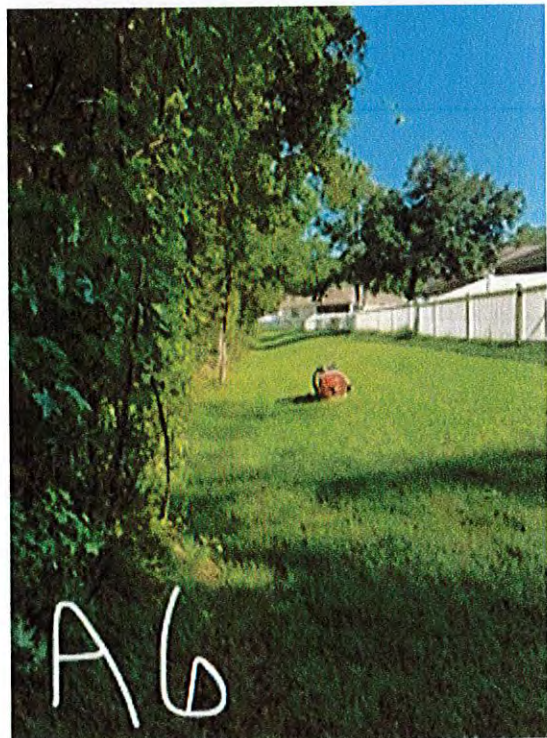
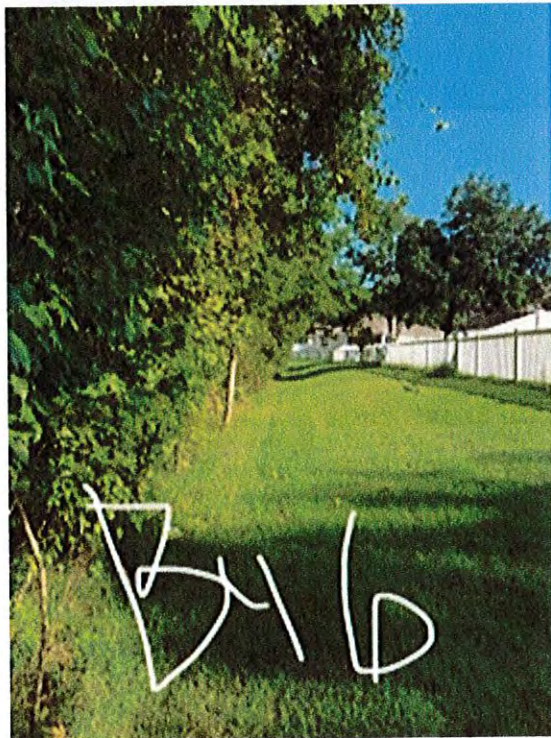
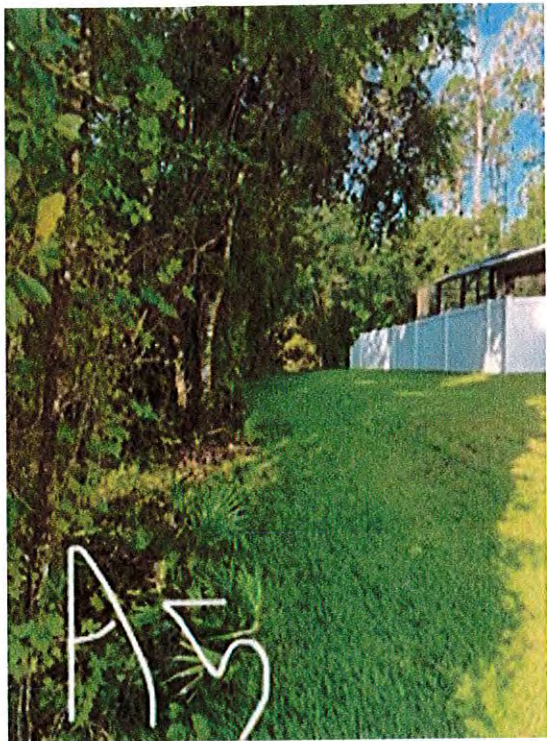
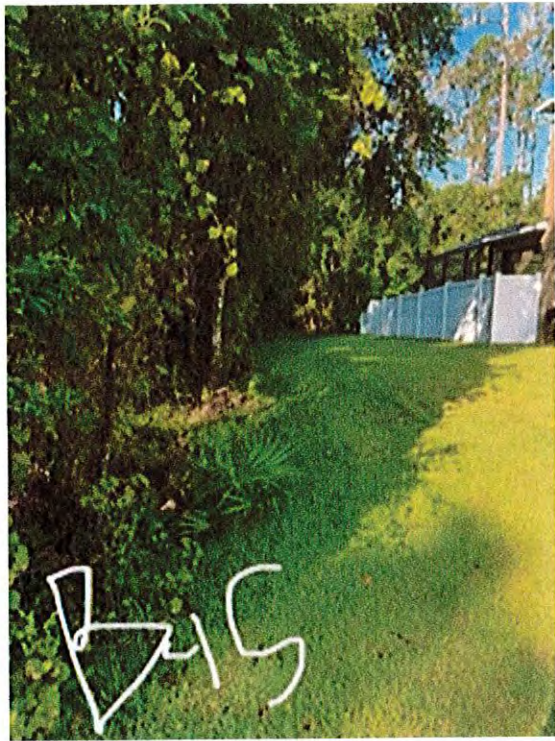
2. Behind the Viburnum shrubs along Chenwood near the exit gate, there was previously a Chinese Elm. It has now declined to a suckering stump surrounded by turf. I recommend stump grinding the remaining base and restoring the area by backfilling with soil and adding mulch. This will improve the visual appeal and prevent further unwanted suckering growth. (Pic 2)



Tab 3

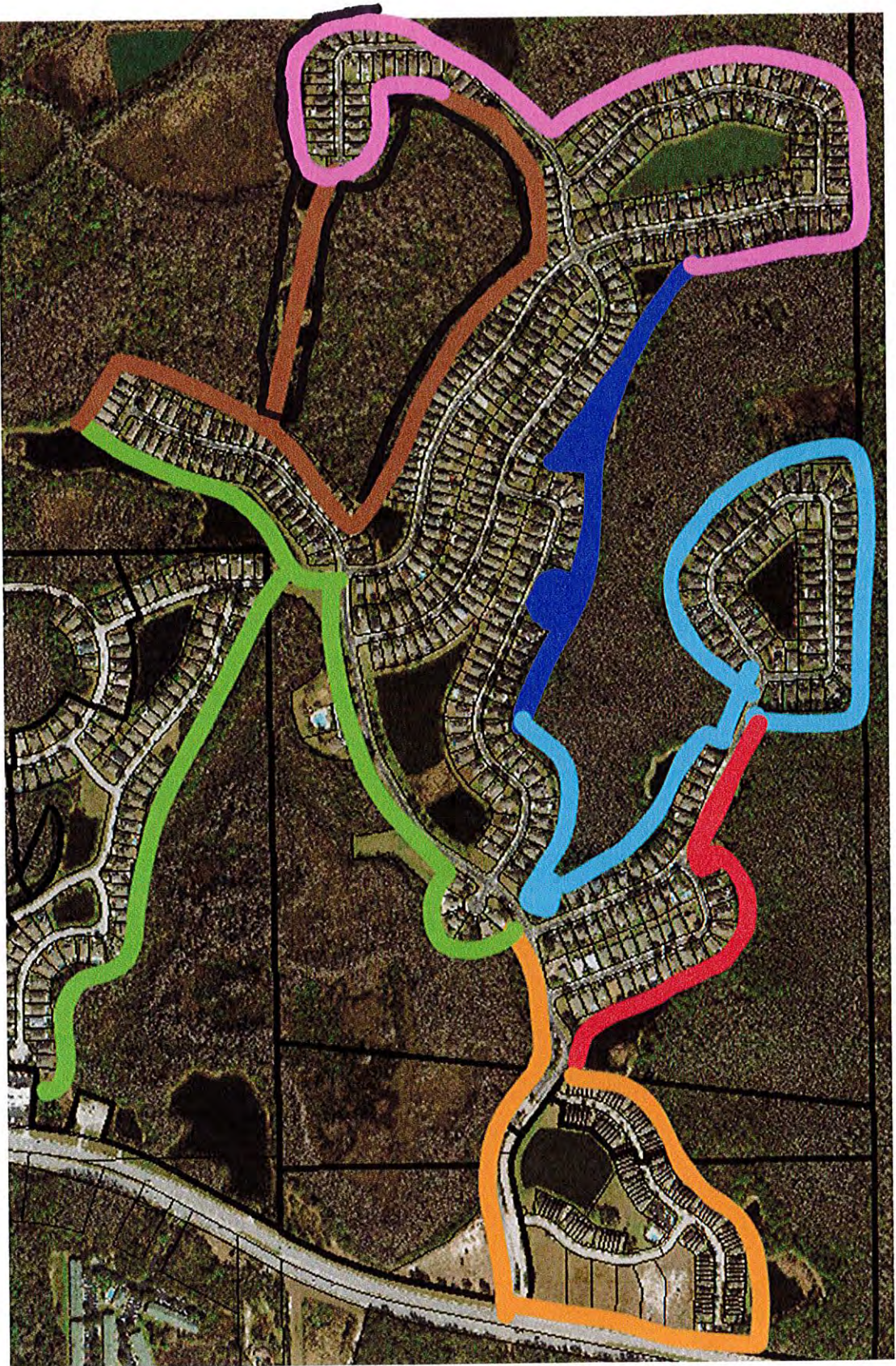






Mark date + area in black

7-15-25



Tab 4

The Verandahs

COMMUNITY DEVELOPMENT DISTRICT

Operations Report – July 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

- 7/1/2025: Verandah's Board Meeting
- 7/3/2025: Men's Bible Study
- 7/6/2025: D. Pellagrino Birthday Party
- 7/10/2025: Men's Bible Study
- 7/14/2025: Ladies Bible Study
- 7/15/2025: ACC Meeting
- 7/17/2025: Men's Bible Study
- 7/19/2025: K. Barabas Birthday Party
- 7/21/2025: Ladie Bible Study
- 7/22/2025: HOA Meeting
- 7/24/2025: Men's Bible Study
- 7/28/2025: Ladies Bible Study
- 7/28/2025: CRR Meeting
- 7/31/2025: Men's Bible Study



Rizzetta & Company

Professionals in Community Management

- **Resident Payment Log:**
- Clubhouse Rental: D. Johnson

Debit Card Reimbursement

- Amazon: \$14.99 Monthly Subscription
- Amazon: \$203.98
- Total: \$218.97

- **Suggestions/ Concerns:**
- Waiting on Pest control estimates

Tab 5



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UPCOMING DATES TO REMEMBER

- **Next Meeting:**
September
2nd, 2025 @
6:30 PM

District Manager's Report

August 5

2025

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FINANCIAL SUMMARY

6/30/2025

General Fund Cash & Investment Balance: \$550,696

Reserve Fund Cash & Investment Balance: \$255,555

Debt Service Fund Investment Balance: \$174,821

Total Cash and Investment Balances: \$981,072

General Fund Expense Variance: \$39,733 Under Budget

Tab 6

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of The Verandahs Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for The

Verandahs Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
<i>Total Reserve Fund [if Applicable]</i>	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 5, 2025.

Attested By:

**The Verandahs
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2025-2026 Adopted Budget



Rizzetta & Company

The Verandahs Community Development District

verandahscdd.org

**Proposed Final Budget
for
Fiscal Year 2025/2026**

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Proposed Budget The Verandahs Community Development District General Fund Fiscal Year 2025/2026							
Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
48	Utility - Recreation Facilities	\$ 1,571	\$ 2,095	\$ 2,000	\$ (95)	\$ 2,100	\$ 100
49	Utility - Street Lights	\$ 33,521	\$ 44,695	\$ 45,000	\$ 305	\$ 47,750	\$ 2,750
50	Utility Services	\$ 762	\$ 1,016	\$ 1,500	\$ 484	\$ 1,575	\$ 75
51	Garbage/Solid Waste Control Services						
52	Garbage - Recreation Facility	\$ 173	\$ 231	\$ 500	\$ 269	\$ 500	\$ -
53	Solid Waste Assessment	\$ -	\$ -	\$ 450	\$ 450	\$ 450	\$ -
54	Water-Sewer Combination Services						
55	Utility Services - Recreation Facilities	\$ 742	\$ 989	\$ 2,300	\$ 1,311	\$ 2,300	\$ -
56	Stormwater Control						
57	Aquatic Maintenance	\$ 12,380	\$ 16,507	\$ 16,080	\$ (427)	\$ 16,975	\$ 895
58	Aquatic Plant Replacement	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
59	Stormwater Assessment	\$ 319	\$ 319	\$ 351	\$ 32	\$ 351	\$ -
60	Stormwater System Maintenance	\$ -	\$ -	\$ 3,500	\$ 3,500	\$ 3,500	\$ -
61	Other Physical Environment						
62	Entry & Walls Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
63	Fire Ant Treatment	\$ 3,450	\$ 4,600	\$ 3,200	\$ (1,400)	\$ 3,450	\$ 250
64	General Liability Insurance	\$ 4,571	\$ 4,571	\$ 4,699	\$ 128	\$ 5,142	\$ 443
65	Holiday Decorations	\$ 1,537	\$ 2,049	\$ 1,800	\$ (249)	\$ 1,800	\$ -
66	Irrigation Maintenance & Repairs	\$ 12,755	\$ 17,007	\$ 17,300	\$ 293	\$ 19,000	\$ 1,700
67	Landscape - Annuals	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
68	Landscape - Fertilization & Pest	\$ 15,637	\$ 20,849	\$ 20,850	\$ 1	\$ 20,850	\$ -
69	Landscape - Mulch	\$ 9,100	\$ 12,133	\$ 18,200	\$ 6,067	\$ 10,000	\$ (8,200)
70	Landscape Inspection Services	\$ 8,325	\$ 11,100	\$ 11,100	\$ -	\$ 12,300	\$ 1,200
71	Landscape Maintenance	\$ 79,313	\$ 105,751	\$ 95,550	\$ (10,201)	\$ 95,550	\$ -
72	Landscape Replacement Plants, Shrubs, Trees	\$ 13,299	\$ 17,732	\$ 25,000	\$ 7,268	\$ 30,000	\$ 5,000
73	Property Insurance	\$ 6,094	\$ 6,094	\$ 6,710	\$ 616	\$ 6,582	\$ (128)
74	Rust Prevention	\$ 11,250	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ -
75	Tree Trimming Services	\$ 28,230	\$ 37,640	\$ 27,400	\$ (10,240)	\$ 28,440	\$ 1,040
76	Turf / Shrubs / Trees Treatment	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 6,000	\$ -
77	Parks & Recreation						
78	Clubhouse - Facility Janitorial Service	\$ 3,480	\$ 4,640	\$ 4,900	\$ 260	\$ 4,900	\$ -
79	Computer Support, Maintenance & Repair	\$ -	\$ -	\$ 250	\$ 250	\$ 250	\$ -
80	Contract Employee Salaries	\$ 27,086	\$ 36,115	\$ 36,242	\$ 127	\$ 39,743	\$ 3,501
81	Facility A/C & Heating Maintenance & Repair	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -
82	Facility Supplies	\$ 3,549	\$ 4,732	\$ 2,000	\$ (2,732)	\$ 5,000	\$ 3,000
83	Fitness Equipment Maintenance & Repairs	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
84	Fitness Equipment Service Contract	\$ -	\$ -	\$ 4,200	\$ 4,200	\$ 4,200	\$ -
85	Maintenance & Repair	\$ 2,553	\$ 3,404	\$ 2,000	\$ (1,404)	\$ 6,000	\$ 4,000
86	Management Contract	\$ 8,460	\$ 11,280	\$ 11,280	\$ -	\$ 12,250	\$ 970
87	Office Supplies	\$ -	\$ -	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
88	Pest Control	\$ -	\$ -	\$ 1,400	\$ 1,400	\$ 1,400	\$ -
89	Security System Monitoring & Maintenance	\$ 975	\$ 1,300	\$ 950	\$ (350)	\$ 1,200	\$ 250
90	Special Events		\$ -	\$ 6,000	\$ 6,000	\$ 6,000	\$ -
91	Telephone, Internet, Cable	\$ 1,704	\$ 2,272	\$ 4,641	\$ 2,369	\$ 4,641	\$ -
92	Contingency						
93	Capital Outlay	\$ -	\$ -	\$ 16,800	\$ 16,800	\$ 1,246	\$ (15,554)
94	Miscellaneous Contingency	\$ 6,339	\$ 8,452	\$ 13,960	\$ 5,508	\$ 10,046	\$ (3,914)
95							
96	Field Operations Subtotal	\$ 297,175	\$ 392,572	\$ 449,313	\$ 56,741	\$ 446,691	\$ (2,622)

Comments
Anticipated 5% increase in costs for FY 25/26
Anticipated 5% increase in costs for FY 25/26
Anticipated 5% increase in costs for FY 25/26
Increase based on history
Expected 4% increase at time of renewal on November 1st
Structure Maintenance Items DE
Based on FY 24/25 costs
Based on EGIS estimate
Increase CDD funds for holiday decorations
\$7800 for irrigation + \$11,200 projects over and above
\$14,850 for Fertilization & \$6000 for Pest Control
Projected costs from Red Tree
Increase in costs for FY 25/26
New contract with Red Tree
Based on cost for FY 24/25
Based on EGIS estimate
Per contract Suncoast Rust Control- \$1250 Month/\$15K annual
Hi-Trim Contracted Rate + Maintaining Greengate @ \$170/mo.
Suncoast Sparking Revised Contract \$375 month + 1 off extra cleanings (BOS approved 4 total= \$400)
Increase in costs for FY 25/26
Based on costs for FY 24/25
New FitRev 3 Year Equip Parts Warranty
Based on costs for FY 24/25
Increase in costs for FY 25/26
Same
Average annual cost Nvirotect/Antipest
Based on costs for FY 24/25
Decrease based on costs for FY 24/25
Decrease based on costs for FY 24/25

Proposed Budget The Verandahs Community Development District General Fund Fiscal Year 2025/2026							
Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
97							
98	TOTAL EXPENDITURES	\$ 391,945	\$ 512,501	\$ 558,933	\$ 46,432	\$ 558,933	\$ -
99							
100	EXCESS OF REVENUES OVER EXPENDITURES	\$ 176,212	\$ 57,092	\$ -	\$ 57,092	\$ -	\$ -
101							

Comments

Proposed Budget
The Verandahs Community Development District
 Reserve Fund
 Fiscal Year 2025/2026

Comments

[illegible]

The Verandahs Community Development District		
Debt Service		
Fiscal Year 2025/2026		
Chart of Accounts Classification	Series 2016	Budget for 2025/2026
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$310,438.86	\$310,438.86
TOTAL REVENUES	\$310,438.86	\$310,438.86
EXPENDITURES		
Administrative		
Debt Service Obligation	\$310,438.86	\$310,438.86
Administrative Subtotal	\$310,438.86	\$310,438.86
TOTAL EXPENDITURES	\$310,438.86	\$310,438.86
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

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

6.0%

GROSS ASSESSMENTS

\$329,973.28

Notes:

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

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

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT					
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE					
2025/2026 O&M Budget:		\$583,933.00		2024/2025 O&M Budget:	\$583,933.00
Pasco County Collection Costs:	2%	\$12,424.11		2025/2026 O&M Budget:	\$583,933.00
Early Payment Discounts:	4%	\$24,848.21			
2025/2026 Total:		\$621,205.32		Total Difference:	\$0.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Single Family	Series 2016 Debt Service	\$593.10	\$593.10	\$0.00	0.00%
	Operations/Maintenance	\$1,123.34	\$1,123.34	\$0.00	0.00%
	Total	\$1,716.44	\$1,716.44	\$0.00	0.00%
Single Family (Prepaid)	Series 2016 Debt Service	\$48.39	\$48.39	\$0.00	0.00%
	Operations/Maintenance	\$1,123.34	\$1,123.34	\$0.00	0.00%
	Total	\$1,171.73	\$1,171.73	\$0.00	0.00%
Townhome	Series 2016 Debt Service	\$320.74	\$320.74	\$0.00	0.00%
	Operations/Maintenance	\$561.67	\$561.67	\$0.00	0.00%
	Total	\$882.41	\$882.41	\$0.00	0.00%
Townhome (Prepaid)	Series 2016 Debt Service	\$48.39	\$48.39	\$0.00	0.00%
	Operations/Maintenance	\$561.67	\$561.67	\$0.00	0.00%
	Total	\$610.06	\$610.06	\$0.00	0.00%

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$583,933.00
COLLECTION COSTS @	2.0%	\$12,424.11
EARLY PAYMENT DISCOUNTS @	4.0%	\$24,848.21
TOTAL O&M ASSESSMENT		\$621,205.32

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2016 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2016 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
Single Family	494	494	1.00	494.00	89.33%	\$554,928.44	\$1,123.34	\$593.10	\$1,716.44
Single Family (prepaid)	1	1	1.00	1.00	0.18%	\$1,123.34	\$1,123.34	\$48.39	\$1,171.73
Town Home	115	115	0.50	57.50	10.40%	\$64,591.87	\$561.67	\$320.74	\$882.41
Town Home (prepaid)	1	1	0.50	0.50	0.09%	\$561.67	\$561.67	\$48.39	\$610.06
Total Community	611	611		553.00	100.00%	\$621,205.32			

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

(\$37,272.32)

Net Revenue to be Collected:

\$583,933.00

⁽¹⁾ Reflects the number of total lots with Series 2016 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2016 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

⁽³⁾ Annual assessment that will appear on November 2025 Pasco County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

EXPENDITURES – ADMINISTRATIVE:

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

EXPENDITURES - FIELD OPERATIONS:

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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



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RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES:

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



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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



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Tab 7

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Verandahs Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A** (“**FY 2025-2026 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 5, 2025.

Attested By:

**The Verandahs
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2025-2026 Budget

Tab 8

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF VERANDAHS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR THE FISCAL YEAR 2025/2026, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, The Verandahs Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually with the local governing authority a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District for the Fiscal Year 2024/2025 shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Pasco County, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 5th day of August, 2025.

ATTEST:

**THE VERANDAHS COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

Chair / Vice Chair

EXHIBIT "A"

**BOARD OF SUPERVISORS MEETING DATES
THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026**

October 7, 2025
November 4, 2025
December 2, 2025
January 6, 2026
February 3, 2026
March 3, 2026
April 7, 2026
May 5, 2026
June 2, 2026
July 7, 2026
August 4, 2026
September 1, 2026

The meetings will convene at 6:30 p.m. at The Verandahs Amenity Center, located at 12375 Chenwood Avenue, Hudson, Florida 34669.

Tab 9

**The Verandahs Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025**

1. Financial Transparency

Goal 1.1: Budget Consciousness

Objective: Strive to stay within budget and provide justification for exceeding total budget expenditures.

Measurement: Financial Statements provided to the Board on a monthly basis, which allows for tracking throughout the year as to whether the District is staying on course and operating within the pre-determined operating budget for the fiscal year.

Standard: Ending the fiscal year under budget and with enough cash in hand to cover 2-3 months' worth of expenses until the tax rolls come in for the new fiscal year.

Achieved: Yes ☐ No ☐

2. Board Meeting Goals and Objectives

Goal 1.1: Audience Comments

Objective: Audience Comments. Adhere to this requirement to foster informed decision making.

Measurement: Begin every Board meeting by acknowledging members of the audience and extend invitation to each of them to address their concerns regarding the meeting agenda to the Board members.

Standard: Hold each audience member addressing the Board of Supervisors to a total of three minutes, while also reminding Board members that should they choose to engage in a two-way discussion with any given audience member that the three-minute clock starts over from zero each time they respond to the audience member's comment(s).

Achieved: Yes ☐ No ☐

3. Administrative Goals and Objectives:

Goal 1.1: Website Maintenance

Objective: Ensure that the district website is up to date and in compliance with Florida Statute 189.069

Measurement: District Management updates the website as needed when new Board members are elected or appointed, the Board provides direction to post announcements affecting residents of the community, or other updates to the website are required.

Standard: Quarterly website compliance updates are conducted by a third party and results shared with the Board at the next scheduled meeting. Additionally, CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

The Verandahs Community Development District

District Manager:_____

Date:_____

Print Name: Sean Craft

The Verandahs Community Development District

Tab 10

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, July 1, 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 (<i>via call</i>)
Frances Thomson	Clubhouse Manager
Scott Ethier	DE, Dewberry Engineering
Elena Gerstenfeld	DE, Dewberry Engineering (<i>via call</i>)
John Burkett	Representative, Red Tree Landscape
Pete Lucadano	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

There was no audience present for comments.

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

The Board reviewed the aquatic report. Solitude indicated that a tree at site #80 has low hanging limbs impeding access to the pond bank. Red Tree will have to raise that tree to 8' under the terms of their contract with the district.

B. Landscape Inspection Specialist

The Board reviewed the landscape inspection report and requested proposals from Red Tree and Hi-Trim to remove a termite infested tree located at 12649 Jillian Circle, then set a not to exceed amount of \$1,500 authorizing the Chairman to sign outside of a meeting.

On a motion by Mr. Basinger, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved a not to exceed amount of \$1,500 for the removal of the termite infested tree and for the Chairman to sign it outside of a meeting, for The Verandahs Community Development District.

C. Red Tree**i. Review of Landscaper Comments**

Shared comments with the Board.

ii. Review of Irrigation Report

The Board reviewed the report.

D. Review of the Hi Trim Report

The Board reviewed the report.

E. District Counsel

Nothing to report.

F. District Engineer

Mr. Ethier stated that the Cross Creek project will start on July 8, 2025.

G. Clubhouse Manager**i. Review of Clubhouse Manager's Report**

Ms. Thomson reviewed the Clubhouse Manager's report with the Board. The Board tabled the proposal from Safetouch for the S2 upgrade in the amount of \$6,717 until further notice. Party rentals were also discussed where Ms. Thomson informed the Board that some residents attending parties vacillate back and forth from the pool to the clubhouse and come into the clubhouse wet, which is not permitted. The Board directed Ms. Thompson to post clear signage at the front door indicating that this behavior is not permitted and District Counsel also

reminded the Board that Ms. Thomson would be within her rights to withhold returning deposit checks from residents who cause damage to the clubhouse (including water damage) and that she may suspend their facilities access, pursuant to district policy.

H. District Manager

Mr. Craft reviewed the District Manager's report and informed the Board that the next meeting is scheduled for Tuesday, August 5, 2025, at 6:30 pm at The Verandahs Clubhouse, located at 12375 Chenwood Ave, Hudson, FL 34669.

FOURTH ORDER OF BUSINESS

Discussion of Treatment for Pest Control at the Clubhouse

The Board directed Ms. Thomson to gather proposals and submit them to the Chairman who is authorized to sign outside of a meeting with a not to exceed amount of \$100/quarter.

On a motion by Mr. Basinger, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved a not to exceed amount of \$100/quarter for pest control treatment and for the chairman to sign outside of a meeting as stated above, for The Verandahs Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Regular Meeting held on June 3, 2025

On a motion by Ms. Nesheiwat, and seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on June 3, 2025, as presented, for The Verandahs Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for May 2025

On a motion by Ms. Nesheiwat, and seconded by Mr. Basinger, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for May 2025, totaling \$37,194.23, as presented, for The Verandahs Community Development District.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

No requests were made.

EIGHTH ORDER OF BUSINESS

Adjournment

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

On a motion by Mr. May, and seconded by Mr. Haupt, with all in favor, the Board of Supervisors adjourned the meeting at 7:50 p.m., for The Verandahs Community Development District.

Secretary/Assistant Secretary

Chair/Vice Chair

Tab 11

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 June 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$40,722.31**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brenton A. Basinger	300116	BB060325	Board of Supervisors Meeting 06/03/25	\$ 200.00
Carla Moggia	300113	053125 Refund	Rental Deposit Refund 05/25	\$ 250.00
Dewberry Engineers, Inc.	300109	22448910	Engineering Services 04/25	\$ 283.13
Dewberry Engineers, Inc.	300129	22451217	Engineering Services 05/25	\$ 405.00
Digital South Communications, Inc.	300122	593525424	Monthly Phone Service 06/25	\$ 41.60
Frontier Florida, LLC	20250618-1	727-856-7773-073119-5 06/25 ACH	727-856-7773-073119-5 06/25	\$ 169.98
High Trim, LLC	300114	6327	Tree Trimming Maintenance 06/25	\$ 2,370.00
High Trim, LLC	300130	6357	Tree Trim - Conservation Cutback 06/25	\$ 2,370.00
Julie Thorpe	300131	062625 Thorpe	Rental Deposit Refund	\$ 250.00
Pasco County Tax Collector	300127	2024 Postage Assessment 266	2024 Postage Assessment	\$ 138.05
Pasco County Utilities	20250604-1	22357027 ACH	12375 Chenwood Ave 04/25	\$ 82.10

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pasco County Utilities	20250630-1	22539983 ACH	12375 Chenwood Ave 05/25	\$ 82.10
Peter & Stacy Emerito	300132	062625 Emerito	Rental Deposit Refund	\$ 250.00
RedTree Landscape Systems, LLC	300115	30117	Monthly Landscape Maintenance 06/25	\$ 10,350.00
Rizzetta & Company, Inc.	300124	INV0000099617	Personnel Reimbursement 05/23/25	\$ 1,413.95
Rizzetta & Company, Inc.	300108	INV0000099655	District Management Fees 06/25	\$ 4,988.50
Rizzetta & Company, Inc.	300121	INV0000099775	Amenity Management & Oversight 06/25	\$ 2,303.68
Rizzetta & Company, Inc.	300126	INV0000099799	Cell Phone 05/25	\$ 50.00
Rizzetta & Company, Inc.	300128	INV0000100255	Personnel Reimbursement 06/20/25	\$ 1,358.08
SafeTouch, LLC	300110	16854050825	Service Call 05/25	\$ 175.00
SafeTouch, LLC	300110	16884052725	Service Call 05/25	\$ 175.00
Sarah Nesheiwat	300117	SN060325	Board of Supervisors Meeting 06/03/25	\$ 200.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Solitude Lake Management, LLC	300125	PSI173418	Monthly Pond Maintenance 06/25	\$ 1,380.00
Stacy Dunn	300133	062625 Dunn	Rental Deposit Refund	\$ 250.00
Stanley Haupt	300118	SH060325	Board of Supervisors Meeting 06/03/25	\$ 200.00
Straley Robin Vericker	300111	26543	Legal Services 04/25	\$ 2,606.00
Straley Robin Vericker	300134	26714	Legal Services 05/25	\$ 2,271.50
Suncoast Rust Control, Inc.	300123	08423	Chemicals for Rust Prevention 05/25	\$ 1,250.00
Suncoast Sparkling Cleaning Service, Inc	300112	461	Clubhouse Cleaning 05/25	\$ 375.00
Thomas M. May	300119	TMAY060325	Board of Supervisors Meeting 06/03/25	\$ 200.00
Tracy E. Mayle	300120	TM060325	Board of Supervisors Meeting 06/03/25	\$ 200.00
Withlacoochee River Electric Cooperative, Inc.	20250611-1	Monthly Summary 05/25 ACH 266	Monthly Electric Services 05/25	<u>\$ 4,083.64</u>
Report Totals				<u>\$ 40,722.31</u>

The Verandahs CDD
Meeting Date: June 3, 2025

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Tracy Mayle	<input checked="" type="checkbox"/>
Thomas May	<input checked="" type="checkbox"/>
Sarah Nesheiwat	<input checked="" type="checkbox"/>
Stanley Haupt	<input checked="" type="checkbox"/>
Brenton Basinger	<input checked="" type="checkbox"/>

NOTE: Supervisors are only paid if checked.

RECEIVED
06-04-2025

EXTENDED MEETING TIMECARD

Meeting Start Time:	7:35 AM
Meeting End Time:	8:15 AM
Total Meeting Time:	40 Mins

5:30 PM
8:09 PM
1:39

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	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____

Norm Goff

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

RECEIVED
06-02-2025

Amount: \$ 250.00

Project: Birthday Party

Date: 4/27/25 / Refund Date: 6/2/2025

Payable To: Carla Moggia

Reason: Clubhouse Rental Deposit Refund

Requestor: Frances Thomson (Clubhouse Manager)

Directions for Check:

Carla Moggia
12832 Sawlston Pl
Hudson, 34669
(636) 634-1167

party Date: 5/31/25

Invoice

Please remit to:
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

May 21, 2025
Project No: 50184070.000
Invoice No: 22448910
Due Date: June 20, 2025
Project Manager SCOTT ETHIER

Comments

Project 50184070.000 Verandahs CDD FY 2025 Gen Engineering

Professional Services from March 29, 2025 to April 25, 2025

Phase 0001 1. General Engineering

Professional Personnel

	Hours	Rate	Amount	
ENGINEER VI	1.00	230.00	230.00	
Totals	1.00		230.00	
Total Labor				230.00
		Total this Phase		230.00

Billings to Date

	Current	Prior	Total
Labor	230.00	4,460.00	4,690.00
Totals	230.00	4,460.00	4,690.00

Phase 0990 990. Other Direct Costs

Reimbursable Expenses

Reimbursable Fuel/Mileage			
03/04/2025 LICARI, GIACOMO	Verandahs CDD meeting	53.13	
Total Reimbursables		53.13	53.13
	Total this Phase		53.13

Billings to Date

	Current	Prior	Total
Expense	53.13	0.00	53.13
Totals	53.13	0.00	53.13

Total Invoice Amount Due 283.13

Billing Backup

Thursday, May 15, 2025

002 - Dewberry Engineers Inc.

Invoice 22448910 Dated 05/21/2025

2:21:41 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	04/01/2025		1.00	230.00	230.00	
Totals			1.00		230.00	
Total Labor						230.00

Total this Phase	230.00
-------------------------	---------------

Phase	0990	990. Other Direct Costs
-------	------	-------------------------

Reimbursable Expenses

Reimbursable Fuel/Mileage

EX 0000019592	03/04/2025	LICARI, GIACOMO / Verandahs	53.13
		CDD meeting	

Total Reimbursables	53.13	53.13
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Total this Phase	53.13
-------------------------	--------------

Total this Project	283.13
---------------------------	---------------

Total this Report	283.13
--------------------------	---------------

RECEIVED
05-22-2025

Invoice

Please remit to:
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

June 23, 2025
Project No: 50184070.000
Invoice No: 22451217
Due Date: July 23, 2025
Project Manager SCOTT ETHIER

Comments

Project 50184070.000 Verandahs CDD FY 2025 Gen Engineering

Professional Services from April 26, 2025 to May 30, 2025

Phase 0001 1. General Engineering

Professional Personnel

	Hours	Rate	Amount	
ENGINEER II	3.00	135.00	405.00	
Totals	3.00		405.00	
Total Labor				405.00
		Total this Phase		405.00

Billings to Date

	Current	Prior	Total
Labor	405.00	4,690.00	5,095.00
Totals	405.00	4,690.00	5,095.00
		Total Invoice Amount Due	405.00

RECEIVED
06-24-2025

Billing Backup

Tuesday, June 10, 2025

002 - Dewberry Engineers Inc.

Invoice 22451217 Dated 06/23/2025

1:22:34 PM

Project	50184070.000	Verandahs CDD FY 2025 Gen Engineering
---------	--------------	---------------------------------------

Phase	0001	1. General Engineering
-------	------	------------------------

Professional Personnel

		Hours	Rate	Amount	
ENGINEER II					
1137 - Gerstenfeld, Elana	05/06/2025	3.00	135.00	405.00	
Board of Supervisors Meeting					
Totals		3.00		405.00	
Total Labor					405.00
				Total this Phase	405.00
				Total this Project	405.00
				Total this Report	405.00

DIGITAL SOUTH COMMUNICATIONS, INC.

1150 Kapp Drive
Clearwater, FL 33765
+17274412700
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
593525424	06/01/2025	\$41.60	06/22/2025	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	3.99	3.99
	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	41.60
TAX	0.00
TOTAL	41.60
BALANCE DUE	\$41.60

RECEIVED
06-02-2025



THE VERANDAHS COMMUNITY Account Number:
DEVELO 727-856-7773-073119-5

Billing Date:
May 25, 2025

Billing Period:
May 25 – Jun 24, 2025

Hi THE VERANDAHS COMMUNITY DEVELO,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$169.98
Payment received by May 25, thank you	-\$169.98

Service summary

	Previous month	Current month
Internet	\$169.98	\$169.98
Total services	\$169.98	\$169.98
Total balance		\$169.98

Total balance

\$169.98

Auto Pay is scheduled
Jun 18

RECEIVED
 05-28-2025

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

6790 0107 NO RP 25 05272025 NNNNNNNN 01 992558

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

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



THE VERANDAHS COMMUNITY Account Number:
DEVELO 727-856-7773-073119-5

Billing Date:
May 25, 2025

Billing Period:
May 25 – Jun 24, 2025

WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
Auto Pay at frontier.com/autopay



Download the
MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

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 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.



THE VERANDAHS COMMUNITY Account Number:
DEVELO 727-856-7773-073119-5

Billing Date:
May 25, 2025
Billing Period:
May 25 – Jun 24, 2025

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup



Internet

Monthly Charges

05.25–06.24	Wi-Fi Secure LT–VB	\$80.00
	Business Fiber Internet 500	\$74.99
	1 Usable Static IP Address	\$19.99
	Auto Pay Discount	–\$5.00
Internet Total		\$169.98

Total current month charges

\$169.98

NOTICE OF RATE INCREASE...

Effective with your next bill, your Frontier Wi-Fi Secure LT service will increase by \$7.00 per month, per line. Questions? Please contact customer service.

**LET FRONTIER
BE YOUR
TECH SUPPORT**

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need without the overhead. Frontier Premium Tech Pro.

business.frontier.com



THE VERANDAHS COMMUNITY Account Number:
DEVELO **727-856-7773-073119-5**

Billing Date:
May 25, 2025

Billing Period:
May 25 - Jun 24, 2025



INVOICE #6327

ISSUED:

06/02/2025

DUE:

06/02/2025

RECIPIENT:

The Verandahs CDD, c/o Rizzetta & Company

3434 Colwell Ave. Suite 200

Tampa, FL 33614

SENDER:

High Trim LLC

6717 U.S. Hwy 19

New Port Richey, Florida 34652

SERVICE ADDRESS:

12449 Chenwood Avenue

Hudson, Florida 34669

Phone: 727-514-3889

Email: manager@hightrimtreeservice.com

Website: www.hightrimtreeservice.com

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Tree Trimming	<p>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 raking's will be mulched on site. This contract does not include storm clean up, that will be billed at \$50.00 per man hour.</p> <p>To add this section behind the townhomes will be an additional cost of \$170 added to the monthly maintenance contract</p>	1	\$2,370.00	\$2,370.00*



INVOICE #6327

ISSUED:

06/02/2025

DUE:

06/02/2025

* 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

\$2,370.00

[Pay Now](#)

RECEIVED
06-02-2025



INVOICE #6357

ISSUED:

06/20/2025

DUE:

06/20/2025

RECIPIENT:

The Verandahs CDD, c/o Rizzetta & Company

3434 Colwell Ave. Suite 200

Tampa, FL 33614

SENDER:

High Trim LLC

6717 U.S. Hwy 19

New Port Richey, Florida 34652

SERVICE ADDRESS:

12449 Chenwood Avenue

Hudson, Florida 34669

Phone: 727-514-3889

Email: manager@hightrimtreeservice.com

Website: www.hightrimtreeservice.com

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Tree Trimming	<p>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 raking's will be mulched on site. This contract does not include storm clean up, that will be billed at \$50.00 per man hour.</p> <p>To add this section behind the townhomes will be an additional cost of \$170 added to the monthly maintenance contract</p>	1	\$2,370.00	\$2,370.00*



INVOICE #6357

ISSUED:

06/20/2025

DUE:

06/20/2025

* 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

\$2,370.00

RECEIVED
06-23-2025

Pay Now

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$ 250.00

RECEIVED
06-26-2025

Project: Graduation Party

Date: 6/7/2025 / Refund Date: 6/9/25

Payable To: Julie Thorpe

Reason: Clubhouse Rental Deposit Refund

Requestor: Frances Thomson (Clubhouse Manager)

Directions for Check:

Julie Thorpe

13981 Caden Glen DR

Hudson Fla 34669

(813) 817-7917

party Date: June 7th, 2025



MIKE FASANO

TAX COLLECTOR
PASCO COUNTY FLORIDA

POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

June 16, 2025

Verandahs CDD
Rizzetta & Co
3434 Colwell Ave Suite 200
Tampa, FL 33614-8390

Re: Verandahs CDD Postage Assessment

Pursuant to F.S. 197.3632, this letter will serve as an invoice for **\$138.05** for the cost of collection of Verandahs CDD Postage Assessment for the 2024 Tax Year.

Should you have any questions, please feel free to contact my office.

RECEIVED
06/17/2025

Best wishes,

Mike Fasano
Tax Collector

MF/mg

FOR YOUR CONVENIENCE:

EAST PASCO GOVERNMENT CENTER
DADE CITY
TELEPHONE 352.521.4360

CENTRAL PASCO GOVERNMENT CENTER
LAND O'LAKES
TELEPHONE 813.235.6020

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY
TELEPHONE 727.847.8165

COMPARK 75 BUSINESS PARK
WESLEY CHAPEL
TELEPHONE 813.235.6020

TAX COLLECTOR BUILDING
GULF HARBORS
TELEPHONE 727.847.8165



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 0 1
05-46125

VERANDAHS CDD

Service Address: **12375 CHENWOOD AVENUE**
Bill Number: 22357027
Billing Date: 5/14/2025
Billing Period: 3/21/2025 to 4/22/2025

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 bank	
100477501380112	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	18021429	3/21/2025	66	4/22/2025	67	32	1

Usage History

	Water
April 2025	1
March 2025	1
February 2025	1
January 2025	1
December 2024	1
November 2024	1
October 2024	1
September 2024	2
August 2024	2
July 2024	2
June 2024	1
May 2024	1

Transactions

Previous Bill	82.10
Payment 04/24/25	-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
05-15-2025

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1004775
Customer # 01380112
Balance Forward 0.00
Current Transactions 82.10

Total Balance Due \$82.10
Due Date 6/2/2025

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

**The Total Due will be electronically
transferred on 06/02/2025.**

VERANDAHS CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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





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 0 1
05-46125

VERANDAHS CDD

Service Address: **12375 CHENWOOD AVENUE**

Bill Number: 22539983

Billing Date: 6/13/2025

Billing Period: 4/22/2025 to 5/22/2025

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 bank	
100477501380112	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	18021429	4/22/2025	67	5/22/2025	68	30	1

Usage History

	Water
May 2025	1
April 2025	1
March 2025	1
February 2025	1
January 2025	1
December 2024	1
November 2024	1
October 2024	1
September 2024	2
August 2024	2
July 2024	2
June 2024	1

Transactions

Previous Bill	82.10
Payment 06/02/25	-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
06/16/2025

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1004775
Customer # 01380112
Balance Forward 0.00
Current Transactions 82.10

Total Balance Due \$82.10
Due Date 6/30/2025

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

**The Total Due will be electronically
transferred on 06/30/2025.**

VERANDAHS CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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

VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

RECEIVED
06-26-2025

Amount: \$250.00

Project: Graduation Party

Date: 5/8/25 / Refund Date: 6/14/25

Payable To: stacy Emerito

Reason: Clubhouse Rental Deposit Refund

Requestor: Frances Thomson (Clubhouse Manager)

Directions for Check:

Stacy Emerito
13813 Rauston Bend
Hudson Fla 34669
(727) 945-2761

Party Date: June 14th 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.: 30117
Terms: Due on receipt
Invoice date: 06/01/2025
Due date: 06/01/2025

#	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
06-01-2025

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

Invoice

Date	Invoice #
5/23/2025	INV0000099617

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,413.95	\$1,413.95
		<div>RECEIVED</div> <div>06/09/2025</div>	
		Subtotal	\$1,413.95
		Total	\$1,413.95

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

Invoice

Date	Invoice #
6/2/2025	INV0000099655

Bill To:

VERANDAHS CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
June	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
05-28-2025

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

Invoice

Date	Invoice #
6/6/2025	INV0000099775

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$940.00	\$940.00
Personnel Reimbursement	1.00	\$1,363.68	\$1,363.68
<div>RECEIVED</div> <div>06-06-2025</div>	Subtotal		\$2,303.68
	Total		\$2,303.68

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

Invoice

Date	Invoice #
6/1/2025	INV0000099799

Bill To:

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

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

Description	Qty	Rate	Amount
Cell Phone	50.00	\$1.00	\$50.00
Subtotal			\$50.00
Total			\$50.00

RECEIVED
06/12/2025

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

Invoice

Date	Invoice #
6/20/2025	INV0000100255

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,358.08	\$1,358.08
<div>RECEIVED 06-20-2025</div>	Subtotal		\$1,358.08
	Total		\$1,358.08



13745 N. Nebraska Ave
Tampa, FL 33613
813.909.7775
AR165@Safetouch.com

Invoice

Bill To
Verandahs at Pasco Community Association C/O Sentry Management 7615 Little Rd. New Port Richey, FL 34654

Ship To
Verandahs at Pasco Community Association 12375 Chenwood Avenue Hudson, FL 34669

Date	Invoice #	P.O. No.	Terms	Due Date
5/15/2025	16854050825		Net 30	6/14/2025

QTY	Description
1	<p>Service Labor - 1 hour minimum ("Job#: 14282</p> <p>Date Submitted: 05/07/25</p> <p>Community Name: Verandahs at Pasco Community Association</p> <p>Location: N/A</p> <p>Requested By: Thomas May</p> <p>Requested Via: Email submitted by Francis Thomson</p> <p>Email(s): fthomson@rizzetta.com, scraft@rizzetta.com, trudefortier@gmail.com</p> <p>Phone Number: N/A</p> <p>Repair Authorization: N/A</p> <p>Issue Reported: Both of our sensors on our entrance doors are not working, the doors are opening by themselves when you walk by them</p> <p>Work Completed: The technician arrived on-site in response to a service call reporting that both entrance door sensors were malfunctioning, causing the doors to open automatically when approached. Upon inspection, the technician attempted to adjust the door closure to ensure proper contact with the maglock. However, these efforts were unsuccessful due to misalignment of the doors. As a result, the technician determined that a professional door company is required to realign the doors to achieve proper closure and functionality.")</p>

<div>RECEIVED 05-15-2025</div> <p>Securiteam is now part of Safetouch Security!</p>	Subtotal	\$175.00
	Sales Tax (7.0%)	\$0.00
	Total	\$175.00
	Payments/Credits	\$0.00
	Balance Due	\$175.00



13745 N. Nebraska Ave
Tampa, FL 33613
813.909.7775
AR165@Safetouch.com

Invoice

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

Ship To
Verandahs CDD 12375 Chenwood Avenue Hudson, FL 34669

Date	Invoice #	P.O. No.	Terms	Due Date
5/28/2025	16884052725		Net 30	6/27/2025

QTY	Description
1	<p>Service Labor - 1 hour minimum ("Job#: 14329</p> <p>Date Submitted: 05/19/25</p> <p>Community Name: Verandahs</p> <p>Location: N/A</p> <p>Requested By: Fancis Thompson/Chis Beck</p> <p>Requested Via: Phone Call</p> <p>Email(s): scraft@rizzetta.com</p> <p>Phone Number: N/A</p> <p>Repair Authorization: N/A</p> <p>Issue Reported: Having issues with her card reader. Every time an attempt is made to log in it refuses to give her access. Here is the error message that she is getting. States "Cant reach this page"</p> <p>Work Completed: Technician administered a hard reset. Able to successfully log into emerge linear. Successfully navigated through system to change server time and schedule. Located access portion and able to successfully launch all systems. All systems are fully operational.")</p>

<div>RECEIVED</div> <div>05-28-2025</div> <p>Securiteam is now part of Safetouch Security!</p>	Subtotal	\$175.00
	Sales Tax (0.0%)	\$0.00
	Total	\$175.00
	Payments/Credits	\$0.00
	Balance Due	\$175.00



INVOICE

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

Page: 1

Invoice Number: PSI173418
Invoice Date: 6/1/2025

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		Customer ID	13825
Ship Date	6/1/2025	P.O. Number	
Due Date	7/1/2025	P.O. Date	6/1/2025
Terms	Net 30	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,380.00	1,380.00
June Billing					
6/1/2025 - 6/30/2025					
The Verandahs CDD - LAKE ALL					

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



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

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$ 250.00

Project: Birthday party

RECEIVED
06-26-2025

Date: 5/24/25 / Refund Date: 6/9/25

Payable To: Stacy Dunn

Reason: Clubhouse Rental Deposit Refund

Requestor: Frances Thomson (Clubhouse Manager)

Directions for Check:

Stacy Dunn
12641 Chinwood Ave
Hudson Fla 34669
(727) 505-8097

→ Party Date: June 8th ←

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

May 16, 2025

Client: 001308

Matter: 000001

Invoice #: 26543

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
4/1/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; CONDUCT FIRST SESSION OF ETHICS TRAINING IN PERSON.	4.8	\$1,464.00
4/2/2025	MS	PREPARE DRAFT PUBLICATION AD FOR BUDGET.	0.6	\$105.00
4/2/2025	KCH	PREPARE SERVICES AGREEMENT FOR MONTHLY MAINTENANCE CONSERVATION CUTBACK WITH HIGH TRIM; PREPARE SERVICES AGREEMENT FOR STORMWATER DEFICIENCY AND MAINTENANCE PROJECT WITH CROSSCREEK ENVIRONMENTAL.	1.9	\$579.50
4/3/2025	KCH	EMAILS WITH RESIDENT J.RAWLINGS REGARDING PLATS AND OWNERSHIP OF COMMAN AREAS IN VERANDAHS TOWNHOMES; REVIEW PLATS AND SEND SAME TO RESIDENT RAWLINGS FOR REVIEW.	0.4	\$122.00
4/11/2025	KCH	REVIEW PLAT FOR VERANDAHS TOWNHOMES AND SEND SAME TO RESIDENT J.RAWLINGS.	0.3	\$91.50
4/15/2025	KCH	REVIEW EMAIL WITH S.HAUPT REGARDING AFFIDAVIT OBTAINED FROM CROSS CREEK; REVIEW FINANCIALS.	0.3	\$91.50
4/22/2025	KCH	REVIEW TENTATIVE AGENDA PACKAGE.	0.2	\$61.00
4/29/2025	KCH	REVIEW AGENDA PACKAGE.	0.3	\$91.50
Total Professional Services			8.8	\$2,606.00

May 16, 2025
Client: 001308
Matter: 000001
Invoice #: 26543

Page: 2

Total Services	\$2,606.00	
Total Disbursements	\$0.00	
Total Current Charges		\$2,606.00
Previous Balance		\$1,369.00
Less Payments		(\$1,369.00)
PAY THIS AMOUNT		\$2,606.00

RECEIVED
05-16-2025

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

June 20, 2025

Client: 001308

Matter: 000001

Invoice #: 26714

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/6/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; CONDUCT PART 2 OF ETHICS TRAINING IN PERSON.	5.0	\$1,525.00
5/22/2025	KCH	REVIEW AGENDA PACKAGE.	0.3	\$91.50
5/27/2025	KCH	PREPARE RESOLUTION AUTHORIZING SPENDING AUTHORITY FOR CHAIRPERSON.	0.6	\$183.00
5/29/2025	MS	REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET.	2.0	\$350.00
5/29/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$122.00
Total Professional Services			8.3	\$2,271.50

June 20, 2025
Client: 001308
Matter: 000001
Invoice #: 26714

Page: 2

Total Services	\$2,271.50	
Total Disbursements	\$0.00	
Total Current Charges		\$2,271.50
Previous Balance		\$2,606.00
Less Payments		(\$2,606.00)
PAY THIS AMOUNT		\$2,271.50

RECEIVED
06-20-2025

Please Include Invoice Number on all Correspondence

Sun Coast Rust Control, Inc.

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

INVOICE

Date	Invoice #
6/1/2025	08423
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
7/1/2025	

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 water treatment (iron/rust) and service fee for previous month.	1,250.00	1,250.00
Thank you for your business.			Total: \$1,250.00	

RECEIVED
06-06-2025

Balance Due \$1,250.00

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

INVOICE

Suncoast Sparkling Cleaning Service

10631 Pearl Berry Loop
Land O Lakes, FL 34638
p-727-967-7992 f-813-527-6613
suncoastsparklingcleaning@gmail.com

INVOICE NO. 461
DATE May 30, 2025
FOR: May Cleanings

TO:

Verandahs CDD

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

DESCRIPTION	RATE	SUBTOTAL	AMOUNT
May Cleanings – Verandahs Clubhouse	\$ 375.00 p/ month		
5/5/2025			
5/12/2025			
5/19/2025			
5/27/2025			
		\$ 375.00	
		TOTAL DUE	\$ 375.00

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

Make all checks payable to: ***Suncoast Sparkling Cleaning Service***

Total due within 15 days of invoice date.

THANK YOU FOR YOUR BUSINESS!

RECEIVED
05-30-2025

Withlacoochee River Electric Services

The Verandahs CDD

Summary Electric 05/25

Account #	Amount	Bill Date	Due Date	Service Address	GL Code	Object Code
1573431	\$ 524.65	5/20/2025	6/11/2025	Public Lighting	53100	4307
1573432	\$ 3,281.31	5/20/2025	6/11/2025	Public Lighting	53100	4307
1573433	\$ 42.42	5/20/2025	6/11/2025	12013 Chenwood Ave -Sign	53100	4301
2026777	\$ 42.32	5/20/2025	6/11/2025	12414 Southbridge Ter	53100	4301
2095489	\$ 192.94	5/20/2025	6/11/2025	12375 Chenwood Ave - Clubhouse	53100	4304

Total	\$4,083.64
-------	-------------------

Total by Code	4301	\$ 84.74	Utility Services
	4304	\$ 192.94	Recreational Facility
	4307	\$ 3,805.96	Area Lighting

Grand Total	\$ 4,083.64
-------------	--------------------



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 **05/20/2025**
Amount Due **524.65**
Current Charges Due **06/11/2025**

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 513.40
Payment 513.40CR
Balance Forward 0.00

Light Energy Charge 30.83
Light Support Charge 28.54
Light Maintenance Charge 80.72
Light Fixture Charge 99.11
Light Fuel Adj 1,173 KWH @ 0.04400 51.61
Poles(QTY 22) 231.00
FL Gross Receipts Tax 2.84

Total Current Charges 524.65
Total Due E.F.T. 524.65

RECEIVED
05-21-2025

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 06/06/2025.



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: 05/20/2025

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 **06/06/2025**
TOTAL CHARGES DUE 524.65
DO NOT PAY

000157343100005246500005246502



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 **05/20/2025**
Amount Due **3,281.31**
Current Charges Due **06/11/2025**

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 3,195.85
Payment 3,195.85CR
Balance Forward 0.00

Light Energy Charge	264.40
Light Support Charge	227.05
Light Maintenance Charge	413.25
Light Fixture Charge	506.31
Light Fuel Adj 9,334 KWH @ 0.04400	410.69
Poles (QTY 141)	1,436.50
FL Gross Receipts Tax	23.11

Total Current Charges 3,281.31
Total Due E.F.T. 3,281.31

RECEIVED
05-21-2025

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	150 13	212 2	305 83	455 46	910 8
	205 2	220 1	306 1	456 1	960 133

DO NOT PAY

Total amount will be electronically transferred on or after 06/06/2025.



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: 05/20/2025

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	06/06/2025
TOTAL CHARGES DUE	3,281.31
DO NOT PAY	

000157343200032813100032813100



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 **05/20/2025**
Amount Due **42.42**
Current Charges Due **06/11/2025**

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/15	12643	05/15	12664				21

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2025	30	1
Apr 2025	29	1
May 2024	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 42.29
Payment 42.29CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 21 KWH @ 0.06090 1.28
Fuel Adjustment 21 KWH @ 0.04400 0.92
FL Gross Receipts Tax 1.06

Total Current Charges 42.42
Total Due E.F.T. 42.42

RECEIVED
05-21-2025

DO NOT PAY

Total amount will be electronically transferred on or after 06/06/2025.



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

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Bill Date: 05/20/2025

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	06/06/2025
TOTAL CHARGES DUE	42.42
DO NOT PAY	

000157343300000424200000424204



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 **05/20/2025**
Amount Due **42.32**
Current Charges Due **06/11/2025**

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/15	1606	05/15	1626				20

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2025	30	1
Apr 2025	29	1
May 2024	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

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Previous Balance **41.92**
Payment **41.92CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 20 KWH @ 0.06090 **1.22**
Fuel Adjustment 20 KWH @ 0.04400 **0.88**
FL Gross Receipts Tax **1.06**

Total Current Charges **42.32**
Total Due **42.32** E.F.T.

RECEIVED
05-21-2025

DO NOT PAY

Total amount will be electronically transferred on or after 06/06/2025.



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

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 05/20/2025

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 **06/06/2025**
TOTAL CHARGES DUE 42.32
DO NOT PAY

000202677700000423200000423202



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 **05/20/2025**
Amount Due **192.94**
Current Charges Due **06/11/2025**

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
May 2025	30	47
Apr 2025	29	39
May 2024	30	51

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	Multiplier	Dem. Reading	KW Demand	kWh Used
04/15	05/15		83962				1420

Previous Balance 145.96
Payment 145.96CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,420 KWH @ 0.06090 86.48
Fuel Adjustment 1,420 KWH @ 0.04400 62.48
FL Gross Receipts Tax 4.82

Total Current Charges 192.94
Total Due E.F.T. 192.94

RECEIVED
05-21-2025



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: 05/20/2025

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	06/06/2025
TOTAL CHARGES DUE	192.94
DO NOT PAY	

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