



Rizzetta & Company

The Verandahs Community Development District

Board of Supervisors Meeting August 3, 2021

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
813.994.1615**

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	Asst. Secretary
	Allen Adams	Asst. Secretary
	Sarah Nesheiwat	Asst. Secretary
District Manager	Lynn Hayes	Rizzetta & Company, Inc.
District Counsel	Vivek Babbar	Straley Robin & Vericker
District Engineer	Richard Ellis	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 • 5844 OLD PASCO ROAD, SUITE 100 • WESLEY CHAPEL, FL 33544
Mailing Address • 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.theverandahscdd.org

July 29, 2021

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

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of The Verandahs Community Development District will be held on **Tuesday, August 3, 2021 at 6:30 p.m.**, at the Verandahs Amenity Center, 12375 Chenwood Avenue, Hudson Florida 34669. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Meeting held July 13, 2021 Tab 1
 - B. Consideration of Operations & Maintenance
Expenditures for June 2021 Tab 2
 - C. Consideration of Tree Removal and Stump Grind..... Tab 3
- 4. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2021/2022 Final Budget
 1. Consideration of Resolution 2021-05, Adopting Fiscal Year
2021/2022 Final Budget Tab 4
 - B. Public Hearing on Fiscal Year 2021/2022 Special Assessments
 1. Consideration of Resolution 2021-06, Imposing
Special Assessments and Certifying an Assessment Roll..... Tab 5
 - C. Consideration of Resolution 2021-07, Setting the Meeting
Schedule for Fiscal Year 2021/2022..... Tab 6
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Landscape & Irrigation
 - i. Field Inspection & Observation Reports Tab 7
 - ii. Yellowstone Report..... Tab 8
 - D. Presentation of Aquatics Report Tab 9
 - E. Clubhouse Manager's Report Tab 10
 - F. District Manager
- 6. AUDIENCE COMMENTS**
- 7. SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,

Lynn Hayes

Lynn Hayes, District Manager

Tab 1

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 special meeting of the Board of Supervisors of The Verandahs Community Development District was held on Tuesday, July 13, 2021 at 8:32 a.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
Tracy Mayle	Board Supervisor, Asst. Secretary <i>(via conf. call)</i>
Allen Adams	Board Supervisor, Asst. Secretary

Also present were:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Jamie Stephens	Representative, Yellowstone Landscape
Vanessa Steinerts	District Counsel, Straley Robin Vericker <i>(via conf. call)</i>
Matthew Smith	Representative, Suncoast Rust
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes called the meeting to order and conducted roll call, confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

An audience member brought up a concern with trees on the corner of her property encroaching the pool cage and lanai. The Board would like to determine whether the location of the trees are on CDD property or whether this would be the homeowner's responsibility.

THIRD ORDER OF BUSINESS

**Consideration of Yellowstone
Landscape Proposals**

Mr. Hayes presented the Yellowstone Landscape Proposals to install plantings at the clubhouse front entry island as well as to trim the trees at Jillian Circle.

On a Motion by Mr. Haupt, seconded by Mr. May, with all in favor, the Board of Supervisors approved the Yellowstone proposal to trim the trees at Jillian Circle not to exceed \$600, for the Verandahs Community Development District.

On a Motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the Yellowstone clubhouse island enhancements proposal in the amount of \$ 7,221, for the Verandahs Community Development District.

FOURTH ORDER OF BUSINESS

**Discussion of Cleaning Company
Contract**

Mr. Hayes presented the cleaning company contract and informed the Board the cost would be \$655 per month for the months of April through September, and \$525 per month for the months of October through March. The Board tabled this proposal.

FIFTH ORDER OF BUSINESS

**Consideration of Special Planting at
Pond #150**

Mr. Hayes presented the Aquagenix Special Planting proposal for Pond #150 and informed the Board the cost for this would be \$1,689. The Board tabled this proposal.

SIXTH ORDER OF BUSINESS

**Consideration of Suncoast Rust
Control Agreement**

Mr. Hayes presented the Sun Coast Rust Proposal to the Board.

On a motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors ratified the Suncoast Rust Control Agreement, for the Verandahs Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No report.

B. District Engineer

No report.

C. Landscape & Irrigation

Mr. Hayes presented his Field Inspection Report to the Board.

D. Field Inspection Yellowstone Report

Mr. Stephens presented his Yellowstone Report to the Board.

E. Aquatics Report

Mr. Hayes presented the Aquatics Report.

F. Clubhouse Manager's Report

Mr. Hayes presented the Clubhouse Manager's Report.

F. District Manager

Mr. Hayes announced that the next meeting will be on August 3, 2021 at 6:30 p.m. at the Verandahs Amenity Center, located at 12375 Chenwood Avenue, Hudson, Florida 34669. He also informed the Board at this meeting he would be providing the Final Budget for FY 21-22.

Mr. Hayes also discussed the muscovy ducks in the ponds.

EIGHTH ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors Meeting held
on June 1, 2021**

Mr. Hayes presented the Minutes of the Board of Supervisors Meeting held on June 1, 2021 to the Board for consideration. There were no changes made to the meeting minutes.

On a Motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors meeting held on June 1, 2021, as presented, for The Verandahs Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for May
2021**

Mr. Hayes presented the May 2021 Operations & Maintenance Expenditures to the Board for ratification.

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

July 13, 2021 Minutes of Meeting

Page 4

On a Motion by Mr. Haupt, seconded by Mr. May, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for May 2021 (\$28,658.66), for The Verandahs Community Development District.

TENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

Tracy Mayle asked about having hand weights in the gym. Discussion ensued but the Board did not take any action.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Hayes stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

On a Motion by Mr. May, seconded by Mr. Haupt with all in favor, the Board of Supervisors adjourned the meeting at 9:42 a.m., for The Verandahs Community Development District.

Assistant Secretary / Secretary

Chair / Vice Chair

Tab 2

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 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2021 through June 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$17,059.67**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Crestmark Vendor Finance	2432	19612	Lease 193024-VF000 06/21	\$ 323.75
Dewberry Engineers Inc.	2417	1959602	Engineering Services 04/21	\$ 285.00
Digital South Communications, Inc.	2425	593512063	Monthly Phone Service 06/21	\$ 43.26
Frontier Communications of Florida	2433	727-856-7773-073119-5 06/21	Clubhouse Internet & TV 06/21	\$ 296.51
High Trim, LLC	2427	3446	Tree Maintenance 06/21	\$ 1,625.00
Pasco County Utilities Services Branch	2435	14818047	12375 Chenwood Avenue 04/21	\$ 65.20
Pasco County Utilities Services Branch	2435	15085545	12375 Chenwood Avenue 05/21	\$ 73.23
Rizzetta & Company, Inc.	2419	INV0000058911	District Management Fees 06/21	\$ 4,320.33
Rizzetta Amenity Services, Inc.	2431	INV00000000008824	Actual Bi-Weekly Payroll 05/28/21	\$ 911.62
Rizzetta Amenity Services, Inc.	2434	INV00000000008847	Out of Pocket Expenses 05/21	\$ 120.00
Rizzetta Amenity Services, Inc.	2436	INV00000000008869	Actual Bi-Weekly Payroll 06/11/21	\$ 1,600.66
Rizzetta Technology Services, LLC	2418	INV0000007557	Website Hosting Services 06/21	\$ 100.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rust-Off Inc.	2420	30717	Chemicals for Rust Prevention 05/21	\$ 790.00
Sarah Nesheiwat	2430	SN060121	Board of Supervisors Meeting 06/01/21	\$ 200.00
Stanley Haupt	2426	SH060121	Board of Supervisors Meeting 06/01/21	\$ 200.00
Straley Robin Vericker	2421	19884	Legal Services 05/21	\$ 1,257.45
Suncoast Sparkling Cleaning Service Inc	2422	262	Clubhouse Cleaning 05/21	\$ 655.00
Thomas M May	2428	TM-060121	Board of Supervisors Meeting 06/01/21	\$ 200.00
Tracy E. Mayle	2429	TM060121	Board of Supervisors Meeting 06/01/21	\$ 200.00
Waste Management Inc. of Florida	2423	0650112-1568-1	Waste Removal Clubhouse 06/01/21-08/31/21	\$ 50.43
Withlacoochee River Electric Cooperative, Inc.	2424	10365384 05-21	Summary Billing 05/21	<u>\$ 3,742.23</u>
Report Total				<u>\$ 17,059.67</u>

Tab 3



Proposal #144396

Date: 07/26/2021

From: Brian Mahar

Proposal For

The Verandahs CDD

c/o The Verandahs CDD
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544

main:
mobile:

Location

13729 Royston Bend

Hudson, FL 34669

Property Name: The Verandahs CDD

Tree Removal at 12649 Jillian Cir

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Tree Removal and Stump Grind	1.00	\$2,886.00	\$2,886.00

Client Notes

Removal of Maple tree (16-20approx inch DBH) located behind the residence of 12649 Jillian Cir

- All debris removed from work site
- Grinding of surface roots and stump to a minimum depth of 8 inches

Signature

x

SUBTOTAL \$2,886.00

SALES TAX \$0.00

TOTAL \$2,886.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Brian Mahar

Office:

bmahar@yellowstonelandscape.com

Tab 4

RESOLUTION 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; 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 2020-2021 and/or revised projections for fiscal year 2021-2022.
- 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, 2021, and Ending September 30, 2022”.

- 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, 2021, and ending September 30, 2022, 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 3, 2021.

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 2021-2022 Adopted Budget



Rizzetta & Company

The Verandahs Community Development District

verandahscdd.org

**Proposed Budget for Fiscal
Year 2021/2022**

Presented by: Rizzetta & Company, Inc.

**5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
Phone: 813-994-1001**

rizzetta.com

TABLE OF CONTENTS

	<u>Page</u>
General Fund Budget Account Category Descriptions	3
Debt Service Fund Budget Account Category Descriptions	10
General Fund Budget for Fiscal Year 2020-2021	11
Debt Service Fund Budget for Fiscal Year 2020-2021	13
Assessments Charts for Fiscal Year 2020-2021	14



Rizzetta & Company

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.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants 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.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

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.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services 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. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also 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.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

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

Bank Fees: The District will incur bank service charges during the year.

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:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

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

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

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

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

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.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

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

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

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: The District will incur expenditures related to the maintenance of the irrigation systems.

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

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

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

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

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

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

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.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

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.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

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

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

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

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

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.

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:

Bank Fees: The District may incur bank service charges during the year.

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

Proposed Budget
The Verandahs Community Development District
General Fund
Fiscal Year 2021/2022

Chart of Accounts Classification	Actual YTD through 06/30/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
REVENUES							
Interest Earnings							
Interest Earnings	\$ 50	\$ 67	\$ -	\$ 67	\$ -	\$ -	
Special Assessments							
Tax Roll	\$ 445,040	\$ 445,040	\$ 442,210	\$ 2,830	\$ 442,210	\$ -	
Other Miscellaneous Revenues							
Miscellaneous Revenues	\$ 164	\$ 219	\$ -	\$ 219	\$ -	\$ -	
TOTAL REVENUES	\$ 445,254	\$ 445,326	\$ 442,210	\$ 3,116	\$ 442,210	\$ -	
EXPENDITURES - ADMINISTRATIVE							
Legislative							
Supervisor Fees	\$ 8,800	\$ 11,733	\$ 12,000	\$ 267	\$ 12,000	\$ -	
Financial & Administrative							
Administrative Services	\$ 2,700	\$ 3,600	\$ 3,600	\$ -	\$ 3,600	\$ -	No Change FY 2021-2022
District Management	\$ 15,000	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ -	No Change FY 2021-2022
District Engineer	\$ 3,445	\$ 4,593	\$ 10,000	\$ 5,407	\$ 10,000	\$ -	
Trustees Fees	\$ 3,704	\$ 3,704	\$ 4,500	\$ 796	\$ 4,500	\$ -	US Bank
Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
Financial & Revenue Collections	\$ 3,450	\$ 4,600	\$ 4,600	\$ -	\$ 4,600	\$ -	No Change FY 2021-2022
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	No Change FY 2021-2022
Accounting Services	\$ 12,108	\$ 16,144	\$ 16,144	\$ -	\$ 16,144	\$ -	No Change FY 2021-2022
Auditing Services	\$ 3,526	\$ 3,700	\$ 3,700	\$ -	\$ 3,700	\$ -	
Arbitrage Rebate Calculation	\$ -	\$ -	\$ 500	\$ 500	\$ -	\$ (500)	Series 2016 N/A arbitrage rebate fee per IRS
Public Officials Liability Insurance	\$ 2,532	\$ 2,532	\$ 2,652	\$ 120	\$ 2,785	\$ 133	Per Egis
Legal Advertising	\$ -	\$ -	\$ 750	\$ 750	\$ 750	\$ -	
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	DEO
Miscellaneous Fees	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
Website Hosting, Maintenance, Backup (and	\$ 2,438	\$ 2,737	\$ 2,737	\$ -	\$ 2,737	\$ -	Per contracts-No Change FY 2021-2022
Legal Counsel							
District Counsel	\$ 5,684	\$ 7,579	\$ 7,000	\$ (579)	\$ 7,000	\$ -	
Administrative Subtotal	\$ 68,712	\$ 86,247	\$ 94,008	\$ 7,761	\$ 93,641	\$ (367)	
EXPENDITURES - FIELD OPERATIONS							
Electric Utility Services							
Utility Services	\$ 676	\$ 901	\$ 1,500	\$ 599	\$ 1,500	\$ -	
Utility - Recreation Facilities	\$ 923	\$ 1,231	\$ 6,500	\$ 5,269	\$ 6,500	\$ -	
Street Lights	\$ 32,403	\$ 43,204	\$ 45,000	\$ 1,796	\$ 45,000	\$ -	
Garbage/Solid Waste Control Services							
Garbage - Recreation Facility	\$ 151	\$ 201	\$ 700	\$ 499	\$ 700	\$ -	Per Waste Management Contract
Solid Waste Assessment	\$ 349	\$ 349	\$ -	\$ (349)	\$ 349	\$ 349	
Water-Sewer Combination Services							
Utility Services - Recreation Facilities	\$ 632	\$ 843	\$ 8,000	\$ 7,157	\$ 5,000	\$ (3,000)	
Stormwater Control							
Aquatic Maintenance	\$ 9,655	\$ 12,873	\$ 19,200	\$ 6,327	\$ 15,000	\$ (4,200)	Per contract Aquagenix + addtl.services
Stormwater System Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 2,500	\$ (2,500)	
Stormwater Assessment	\$ 98	\$ 98	\$ 100	\$ 2	\$ 100	\$ -	
Other Physical Environment							
General Liability Insurance	\$ 3,657	\$ 3,657	\$ 3,831	\$ 174	\$ 4,023	\$ 192	Per Egis
Property Insurance	\$ 3,586	\$ 3,586	\$ 3,586	\$ -	\$ 3,946	\$ 360	Per Egis

Proposed Budget
The Verandahs Community Development District
General Fund
Fiscal Year 2021/2022

Chart of Accounts Classification	Actual YTD through 06/30/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
Entry & Walls Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
Landscape Maintenance	\$ 62,700	\$ 83,600	\$ 85,500	\$ 1,900	\$ 85,500	\$ -	Per Yellowstone Contract
Irrigation Maintenance	\$ 3,867	\$ 5,156	\$ 5,000	\$ (156)	\$ 5,300	\$ 300	Per Yellowstone Contract
Irrigation Repairs	\$ 8,005	\$ 10,673	\$ 6,000	\$ (4,673)	\$ 8,000	\$ 2,000	Trend
Rust Prevention	\$ 7,109	\$ 9,479	\$ 8,400	\$ (1,079)	\$ 15,000	\$ 6,600	Per contract Rust-Off + addtl costs-Suncoast
Landscape - Annuals	\$ 1,901	\$ 2,535	\$ 5,000	\$ 2,465	\$ 5,000	\$ -	Per Yellowstone Contract
Holiday Decorations	\$ 1,800	\$ 2,400	\$ 4,000	\$ 1,600	\$ 1,800	\$ (2,200)	
Tree Trimming Services	\$ 14,625	\$ 19,500	\$ 24,000	\$ 4,500	\$ 24,000	\$ -	Per High Trim Contract + Misc.
Landscape Replacement Plants, Shrubs, Trees	\$ 6,595	\$ 8,793	\$ 6,000	\$ (2,793)	\$ 6,000	\$ -	
Landscape - Mulch	\$ 7,875	\$ 10,500	\$ 12,500	\$ 2,000	\$ 12,500	\$ -	Per Yellowstone Contract
Landscape Fertilization & Pest	\$ 12,714	\$ 16,952	\$ 20,000	\$ 3,048	\$ 15,000	\$ (5,000)	Per Yellowstone Contract
Fire Ant Treatment	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,800	\$ 800	Current expense
Field Services	\$ 5,625	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ -	Per Contract-No Change FY 2021-2022
Turf / Shrubs / Trees Treatment	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	Trend
Parks & Recreation							
Clubhouse Staff	\$ 23,517	\$ 31,356	\$ 37,000	\$ 5,644	\$ 39,411	\$ 2,411	Staff increase
Maintenance & Repair	\$ 921	\$ 1,228	\$ 2,000	\$ 772	\$ 2,000	\$ -	
Telephone Fax, Internet	\$ 3,223	\$ 4,297	\$ 3,000	\$ (1,297)	\$ 4,641	\$ 1,641	Trend
Clubhouse - Facility Janitorial Service	\$ 5,195	\$ 6,927	\$ 7,100	\$ 173	\$ 7,100	\$ -	Per Suncoast Contract
Pest Control	\$ -	\$ -	\$ 1,600	\$ 1,600	\$ 1,600	\$ -	Average annual cost
Computer Support, Maintenance & Repair	\$ -	\$ -	\$ 250	\$ 250	\$ 250	\$ -	
Facility A/C & Heating Maintenance & Repair	\$ 1,900	\$ 2,533	\$ 250	\$ (2,283)	\$ 500	\$ 250	Installed air ionizer
Security System Monitoring & Maintenance	\$ 450	\$ 600	\$ 600	\$ -	\$ 700	\$ 100	Per SecuriTeam Contract + repairs
Fitness Equipment Lease	\$ 2,989	\$ 3,885	\$ 3,885	\$ -	\$ 3,960	\$ 75	Per Crestmark Contract + \$75 equip tax annual
Fitness Equipment Maintenance & Repairs	\$ 555	\$ 740	\$ 1,500	\$ 760	\$ 1,500	\$ -	Per FitRev PM Contract + Misc.
Office Supplies	\$ 307	\$ 409	\$ 100	\$ (309)	\$ 300	\$ 200	
Facility Supplies	\$ 1,492	\$ 1,989	\$ 2,000	\$ 11	\$ 2,000	\$ -	
Contingency							
Miscellaneous Contingency	\$ -	\$ -	\$ 1,600	\$ 1,600	\$ 3,589	\$ 1,989	
Field Operations Subtotal	\$ 225,493	\$ 297,993	\$ 348,200	\$ 50,205	\$ 348,569	\$ 367	
TOTAL EXPENDITURES	\$ 294,208	\$ 384,240	\$ 442,210	\$ 57,966	\$ 442,210	\$ -	
EXCESS OF REVENUES OVER	\$ 151,046	\$ 61,086	\$ -	\$ (54,850)	\$ -	\$ -	

Fiscal Year 2021/2022
The Verandahs Community Development District
Debt Service
Fiscal Year 2021/2022

Chart of Accounts Classification	Series 2016	Budget for 2021/2022
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$310,438.86	\$310,438.86
TOTAL REVENUES	\$310,438.86	\$310,438.86
EXPENDITURES		
Administrative		
Financial & 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:

Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

The Verandahs Community Development District

FISCAL YEAR 2021/2022 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2021/2022 O&M Budget		\$442,210.00
Pasco County Collection Cost:	2%	\$9,408.72
Early Payment Discounts:	4%	\$18,817.45
2021/2022 Total:		<u>\$470,436.17</u>

2020/2021 O&M Budget	\$442,210.00
2021/2022 O&M Budget	\$442,210.00
Total Difference:	<u>\$0.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2020/2021	2021/2022	\$	%
Series 2016 Debt Service - Single Family	\$593.10	\$593.10	\$0.00	0.00%
Operations/Maintenance - Single Family	\$850.70	\$850.70	\$0.00	0.00%
Total	\$1,443.80	\$1,443.80	\$0.00	0.00%
Series 2016 Debt Service - Single Family (prepaid)	\$48.39	\$48.39	\$0.00	0.00%
Operations/Maintenance - Single Family	\$850.70	\$850.70	\$0.00	0.00%
Total	\$899.09	\$899.09	\$0.00	0.00%
Series 2016 Debt Service - Townhome	\$320.74	\$320.74	\$0.00	0.00%
Operations/Maintenance - Townhome	\$425.35	\$425.35	\$0.00	0.00%
Total	\$746.09	\$746.09	\$0.00	0.00%
Series 2016 Debt Service - Townhome (prepaid)	\$48.39	\$48.39	\$0.00	0.00%
Operations/Maintenance - Townhome	\$425.35	\$425.35	\$0.00	0.00%
Total	\$473.74	\$473.74	\$0.00	0.00%

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021/2022 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$442,210.00
COLLECTION COSTS @	2.0%	\$9,408.72
EARLY PAYMENT DISCOUNTS @	4.0%	\$18,817.45
TOTAL O&M ASSESSMENT		<u>\$470,436.17</u>

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2016 DEBT SERVICE ^{(1) (2)}	EAU FACTOR	TOTAL	% TOTAL	TOTAL	O&M	DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
				EAU's	EAU's	O&M BUDGET			
Single Family	494	494	1.00	494.00	89.33%	\$420,244.97	\$850.70	\$593.10	\$1,443.80
Single Family (prepaid)	1	1	1.00	1.00	0.18%	\$850.70	\$850.70	\$48.39	\$899.09
Town Home	115	115	0.50	57.50	10.40%	\$48,915.15	\$425.35	\$320.74	\$746.09
Town Home (prepaid)	1	1	0.50	0.50	0.09%	\$425.35	\$425.35	\$48.39	\$473.74
	<u>611</u>	<u>611</u>		<u>553.00</u>	<u>100.00%</u>	<u>\$470,436.17</u>			

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

(\$28,226.17)

Net Revenue to be Collected

\$442,210.00

⁽¹⁾ Reflects previous 1 (one) Single Family and 1 (one) Townhome previous Series 2006A Prepayment. However, these lots are subject to the 2016 Project Assessments.

⁽²⁾ Reflects the number of total lots with Series 2016 debt outstanding.

⁽³⁾ 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

⁽⁴⁾ Annual assessment that will appear on November 2021 Pasco County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

Tab 5

RESOLUTION 2021-06

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 2021-2022 attached hereto as **Exhibit A (“FY 2021-2022 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 2021-2022 Budget;

WHEREAS, the provision of the activities described in the FY 2021-2022 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 2021-2022 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 2021-2022 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 2021-2022 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 2021-2022 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 2021-2022 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. 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.

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 3, 2021.

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 2021-2022 Budget



Rizzetta & Company

The Verandahs Community Development District

verandahscdd.org

**Proposed Budget for Fiscal
Year 2021/2022**

Presented by: Rizzetta & Company, Inc.

**5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
Phone: 813-994-1001**

rizzetta.com

TABLE OF CONTENTS

	<u>Page</u>
General Fund Budget Account Category Descriptions	3
Debt Service Fund Budget Account Category Descriptions	10
General Fund Budget for Fiscal Year 2020-2021	11
Debt Service Fund Budget for Fiscal Year 2020-2021	13
Assessments Charts for Fiscal Year 2020-2021	14



Rizzetta & Company

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.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants 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.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

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.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services 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. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also 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.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

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

Bank Fees: The District will incur bank service charges during the year.

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:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

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

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

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

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

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.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

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

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

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: The District will incur expenditures related to the maintenance of the irrigation systems.

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

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

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

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

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

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

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.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

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.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

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

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

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

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

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.

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:

Bank Fees: The District may incur bank service charges during the year.

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

Proposed Budget
The Verandahs Community Development District
General Fund
Fiscal Year 2021/2022

Chart of Accounts Classification	Actual YTD through 06/30/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
REVENUES							
Interest Earnings							
Interest Earnings	\$ 50	\$ 67	\$ -	\$ 67	\$ -	\$ -	
Special Assessments							
Tax Roll	\$ 445,040	\$ 445,040	\$ 442,210	\$ 2,830	\$ 442,210	\$ -	
Other Miscellaneous Revenues							
Miscellaneous Revenues	\$ 164	\$ 219	\$ -	\$ 219	\$ -	\$ -	
TOTAL REVENUES	\$ 445,254	\$ 445,326	\$ 442,210	\$ 3,116	\$ 442,210	\$ -	
EXPENDITURES - ADMINISTRATIVE							
Legislative							
Supervisor Fees	\$ 8,800	\$ 11,733	\$ 12,000	\$ 267	\$ 12,000	\$ -	
Financial & Administrative							
Administrative Services	\$ 2,700	\$ 3,600	\$ 3,600	\$ -	\$ 3,600	\$ -	No Change FY 2021-2022
District Management	\$ 15,000	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ -	No Change FY 2021-2022
District Engineer	\$ 3,445	\$ 4,593	\$ 10,000	\$ 5,407	\$ 10,000	\$ -	
Trustees Fees	\$ 3,704	\$ 3,704	\$ 4,500	\$ 796	\$ 4,500	\$ -	US Bank
Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
Financial & Revenue Collections	\$ 3,450	\$ 4,600	\$ 4,600	\$ -	\$ 4,600	\$ -	No Change FY 2021-2022
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	No Change FY 2021-2022
Accounting Services	\$ 12,108	\$ 16,144	\$ 16,144	\$ -	\$ 16,144	\$ -	No Change FY 2021-2022
Auditing Services	\$ 3,526	\$ 3,700	\$ 3,700	\$ -	\$ 3,700	\$ -	
Arbitrage Rebate Calculation	\$ -	\$ -	\$ 500	\$ 500	\$ -	\$ (500)	Series 2016 N/A arbitrage rebate fee per IRS
Public Officials Liability Insurance	\$ 2,532	\$ 2,532	\$ 2,652	\$ 120	\$ 2,785	\$ 133	Per Egis
Legal Advertising	\$ -	\$ -	\$ 750	\$ 750	\$ 750	\$ -	
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	DEO
Miscellaneous Fees	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
Website Hosting, Maintenance, Backup (and	\$ 2,438	\$ 2,737	\$ 2,737	\$ -	\$ 2,737	\$ -	Per contracts-No Change FY 2021-2022
Legal Counsel							
District Counsel	\$ 5,684	\$ 7,579	\$ 7,000	\$ (579)	\$ 7,000	\$ -	
Administrative Subtotal	\$ 68,712	\$ 86,247	\$ 94,008	\$ 7,761	\$ 93,641	\$ (367)	
EXPENDITURES - FIELD OPERATIONS							
Electric Utility Services							
Utility Services	\$ 676	\$ 901	\$ 1,500	\$ 599	\$ 1,500	\$ -	
Utility - Recreation Facilities	\$ 923	\$ 1,231	\$ 6,500	\$ 5,269	\$ 6,500	\$ -	
Street Lights	\$ 32,403	\$ 43,204	\$ 45,000	\$ 1,796	\$ 45,000	\$ -	
Garbage/Solid Waste Control Services							
Garbage - Recreation Facility	\$ 151	\$ 201	\$ 700	\$ 499	\$ 700	\$ -	Per Waste Management Contract
Solid Waste Assessment	\$ 349	\$ 349	\$ -	\$ (349)	\$ 349	\$ 349	
Water-Sewer Combination Services							
Utility Services - Recreation Facilities	\$ 632	\$ 843	\$ 8,000	\$ 7,157	\$ 5,000	\$ (3,000)	
Stormwater Control							
Aquatic Maintenance	\$ 9,655	\$ 12,873	\$ 19,200	\$ 6,327	\$ 15,000	\$ (4,200)	Per contract Aquagenix + addtl. services
Stormwater System Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 2,500	\$ (2,500)	
Stormwater Assessment	\$ 98	\$ 98	\$ 100	\$ 2	\$ 100	\$ -	
Other Physical Environment							
General Liability Insurance	\$ 3,657	\$ 3,657	\$ 3,831	\$ 174	\$ 4,023	\$ 192	Per Egis
Property Insurance	\$ 3,586	\$ 3,586	\$ 3,586	\$ -	\$ 3,946	\$ 360	Per Egis

Proposed Budget
The Verandahs Community Development District
General Fund
Fiscal Year 2021/2022

Chart of Accounts Classification	Actual YTD through 06/30/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
Entry & Walls Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
Landscape Maintenance	\$ 62,700	\$ 83,600	\$ 85,500	\$ 1,900	\$ 85,500	\$ -	Per Yellowstone Contract
Irrigation Maintenance	\$ 3,867	\$ 5,156	\$ 5,000	\$ (156)	\$ 5,300	\$ 300	Per Yellowstone Contract
Irrigation Repairs	\$ 8,005	\$ 10,673	\$ 6,000	\$ (4,673)	\$ 8,000	\$ 2,000	Trend
Rust Prevention	\$ 7,109	\$ 9,479	\$ 8,400	\$ (1,079)	\$ 15,000	\$ 6,600	Per contract Rust-Off + addtl costs-Suncoast
Landscape - Annuals	\$ 1,901	\$ 2,535	\$ 5,000	\$ 2,465	\$ 5,000	\$ -	Per Yellowstone Contract
Holiday Decorations	\$ 1,800	\$ 2,400	\$ 4,000	\$ 1,600	\$ 1,800	\$ (2,200)	
Tree Trimming Services	\$ 14,625	\$ 19,500	\$ 24,000	\$ 4,500	\$ 24,000	\$ -	Per High Trim Contract + Misc.
Landscape Replacement Plants, Shrubs, Trees	\$ 6,595	\$ 8,793	\$ 6,000	\$ (2,793)	\$ 6,000	\$ -	
Landscape - Mulch	\$ 7,875	\$ 10,500	\$ 12,500	\$ 2,000	\$ 12,500	\$ -	Per Yellowstone Contract
Landscape Fertilization & Pest	\$ 12,714	\$ 16,952	\$ 20,000	\$ 3,048	\$ 15,000	\$ (5,000)	Per Yellowstone Contract
Fire Ant Treatment	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,800	\$ 800	Current expense
Field Services	\$ 5,625	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ -	Per Contract-No Change FY 2021-2022
Turf / Shrubs / Trees Treatment	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	Trend
Parks & Recreation							
Clubhouse Staff	\$ 23,517	\$ 31,356	\$ 37,000	\$ 5,644	\$ 39,411	\$ 2,411	Staff increase
Maintenance & Repair	\$ 921	\$ 1,228	\$ 2,000	\$ 772	\$ 2,000	\$ -	
Telephone Fax, Internet	\$ 3,223	\$ 4,297	\$ 3,000	\$ (1,297)	\$ 4,641	\$ 1,641	Trend
Clubhouse - Facility Janitorial Service	\$ 5,195	\$ 6,927	\$ 7,100	\$ 173	\$ 7,100	\$ -	Per Suncoast Contract
Pest Control	\$ -	\$ -	\$ 1,600	\$ 1,600	\$ 1,600	\$ -	Average annual cost
Computer Support, Maintenance & Repair	\$ -	\$ -	\$ 250	\$ 250	\$ 250	\$ -	
Facility A/C & Heating Maintenance & Repair	\$ 1,900	\$ 2,533	\$ 250	\$ (2,283)	\$ 500	\$ 250	Installed air ionizer
Security System Monitoring & Maintenance	\$ 450	\$ 600	\$ 600	\$ -	\$ 700	\$ 100	Per SecuriTeam Contract + repairs
Fitness Equipment Lease	\$ 2,989	\$ 3,885	\$ 3,885	\$ -	\$ 3,960	\$ 75	Per Crestmark Contract + \$75 equip tax annual
Fitness Equipment Maintenance & Repairs	\$ 555	\$ 740	\$ 1,500	\$ 760	\$ 1,500	\$ -	Per FitRev PM Contract + Misc.
Office Supplies	\$ 307	\$ 409	\$ 100	\$ (309)	\$ 300	\$ 200	
Facility Supplies	\$ 1,492	\$ 1,989	\$ 2,000	\$ 11	\$ 2,000	\$ -	
Contingency							
Miscellaneous Contingency	\$ -	\$ -	\$ 1,600	\$ 1,600	\$ 3,589	\$ 1,989	
Field Operations Subtotal	\$ 225,493	\$ 297,993	\$ 348,200	\$ 50,205	\$ 348,569	\$ 367	
TOTAL EXPENDITURES	\$ 294,208	\$ 384,240	\$ 442,210	\$ 57,966	\$ 442,210	\$ -	
EXCESS OF REVENUES OVER	\$ 151,046	\$ 61,086	\$ -	\$ (54,850)	\$ -	\$ -	

Fiscal Year 2021/2022
The Verandahs Community Development District
Debt Service
Fiscal Year 2021/2022

Chart of Accounts Classification	Series 2016	Budget for 2021/2022
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$310,438.86	\$310,438.86
TOTAL REVENUES	\$310,438.86	\$310,438.86
EXPENDITURES		
Administrative		
Financial & 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:

Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

The Verandahs Community Development District

FISCAL YEAR 2021/2022 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2021/2022 O&M Budget		\$442,210.00
Pasco County Collection Cost:	2%	\$9,408.72
Early Payment Discounts:	4%	\$18,817.45
2021/2022 Total:		<u>\$470,436.17</u>

2020/2021 O&M Budget	\$442,210.00
2021/2022 O&M Budget	\$442,210.00
Total Difference:	<u>\$0.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2020/2021	2021/2022	\$	%
Series 2016 Debt Service - Single Family	\$593.10	\$593.10	\$0.00	0.00%
Operations/Maintenance - Single Family	\$850.70	\$850.70	\$0.00	0.00%
Total	\$1,443.80	\$1,443.80	\$0.00	0.00%
Series 2016 Debt Service - Single Family (prepaid)	\$48.39	\$48.39	\$0.00	0.00%
Operations/Maintenance - Single Family	\$850.70	\$850.70	\$0.00	0.00%
Total	\$899.09	\$899.09	\$0.00	0.00%
Series 2016 Debt Service - Townhome	\$320.74	\$320.74	\$0.00	0.00%
Operations/Maintenance - Townhome	\$425.35	\$425.35	\$0.00	0.00%
Total	\$746.09	\$746.09	\$0.00	0.00%
Series 2016 Debt Service - Townhome (prepaid)	\$48.39	\$48.39	\$0.00	0.00%
Operations/Maintenance - Townhome	\$425.35	\$425.35	\$0.00	0.00%
Total	\$473.74	\$473.74	\$0.00	0.00%

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021/2022 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$442,210.00
COLLECTION COSTS @	2.0%	\$9,408.72
EARLY PAYMENT DISCOUNTS @	4.0%	\$18,817.45
TOTAL O&M ASSESSMENT		<u>\$470,436.17</u>

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2016 DEBT SERVICE ^{(1) (2)}	EAU FACTOR	TOTAL	% TOTAL	TOTAL	O&M	DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
				EAU's	EAU's	O&M BUDGET			
Single Family	494	494	1.00	494.00	89.33%	\$420,244.97	\$850.70	\$593.10	\$1,443.80
Single Family (prepaid)	1	1	1.00	1.00	0.18%	\$850.70	\$850.70	\$48.39	\$899.09
Town Home	115	115	0.50	57.50	10.40%	\$48,915.15	\$425.35	\$320.74	\$746.09
Town Home (prepaid)	1	1	0.50	0.50	0.09%	\$425.35	\$425.35	\$48.39	\$473.74
	<u>611</u>	<u>611</u>		<u>553.00</u>	<u>100.00%</u>	<u>\$470,436.17</u>			

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

(\$28,226.17)

Net Revenue to be Collected

\$442,210.00

⁽¹⁾ Reflects previous 1 (one) Single Family and 1 (one) Townhome previous Series 2006A Prepayment. However, these lots are subject to the 2016 Project Assessments.

⁽²⁾ Reflects the number of total lots with Series 2016 debt outstanding.

⁽³⁾ 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

⁽⁴⁾ Annual assessment that will appear on November 2021 Pasco County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

Tab 6

RESOLUTION 2021-07

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 REMAINDER OF FISCAL YEAR 2021/2022, 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.

WHEREAS, the Board previously approved Resolution 2020-07, designating the dates, times and location for regular meetings of the Board of Supervisors for Fiscal Year 2020/2021.

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 shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 1189.417(1), Florida Statutes, the District’s Secretary is hereby directed to file annual, 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 _____ day of _____, 2021.

ATTEST:

**THE VERANDAHS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair / Vice Chair

EXHIBIT “A”

**BOARD OF SUPERVISORS MEETING DATES
THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT
REMAINDER OF FISCAL YEAR 2021/2022**

October 5, 2021
November 2, 2021
December 7, 2021
January 4, 2022
February 1, 2022
March 1, 2022
April 5, 2022*
May 3, 2022
June 7, 2022*
July 5, 2022
August 2, 2022*
September 6, 2022

The meetings will convene at 8:30 a.m. (*with the exception of the months of April, June, and August which will commence at 6:30 p.m.) at The Verandahs Amenity Center, located at 12375 Chenwood Avenue, Hudson, Florida 34669.

Tab 6

Tab 7

THE VERANDAHS

FIELD INSPECTION REPORT



June 28, 2021
Rizzetta & Company
Jason Liggett – Field Services Manager



Rizzetta & Company
Professionals in Community Management

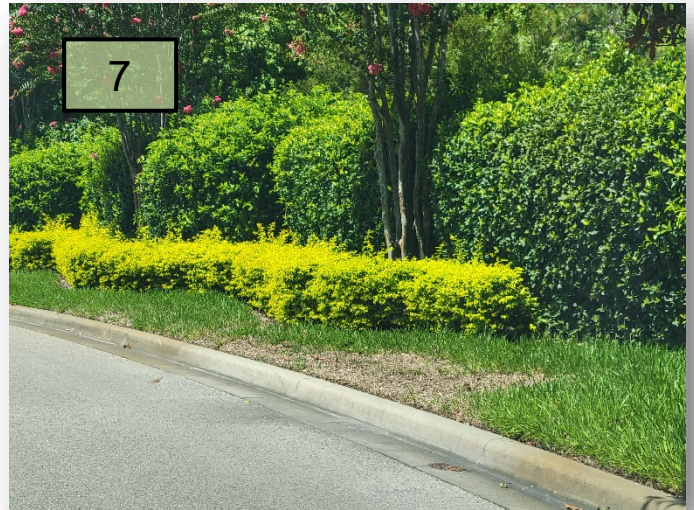
SUMMARY & CHENWOOD AVENUE

General Updates, Recent & Upcoming Maintenance Events

- ❖ Yellowstone to notify the District Manager and Field Service Manager if mowing can not be complete weekly due to adverse weather conditions.
- ❖ Saint Augustine to receive an Application of 24-2-11 at 1lb Per SF in the month of July.

The following are action items for Yellowstone 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. Lift the oak trees on the inbound side of Chenwood Avenue. With recent heavy rains we are noticing them hanging below contract height.
2. Diagnose and treat the declining Hollie Trees on Chenwood Avenue just passed the exit gate.
3. Remove the vines growing in the Evergreen trees just passed the entrance gate on Chenwood Avenue on the ROW. These can be pulled from the bottom allowing the tops to die out.
4. Remove the vines growing in the Wax Myrtles at the first lift station on Chenwood Avenue.
5. Remove the vines growing in the Wax Myrtles at the Lift Station on White Bluff Road.
6. During my inspection we had noticeable areas not mowed. This was discussed with Yellowstone and due to rain, they have had trouble completing an entire property wide mow.
7. Replace the dead spot on Chenwood Avenue with Saint Augustine and invoice the district.(Pic 7)



THE VERANDAHS

FIELD INSPECTION REPORT



July 29, 2021
Rizzetta & Company
Jason Liggett – Field Services Manager



Rizzetta & Company
Professionals in Community Management

SUMMARY & CHENWOOD AVENUE

General Updates, Recent & Upcoming Maintenance Events

- ❖ Monitor progress of turf recovery. Improve the Vigor in the Saint Augustine throughout the property.

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

1. During my inspection there was noticeable hot spotting throughout the property. Make sure we monitor the recovery of the turf.(Pic 1)



- road. Pocket prune the dead from the Wax Myrtle to see if we can get it to infill.(Pic 5)



- 2. We are still in need of replacement Walters Viburnums at the amenity center. These were promised to be replaced a few months back. What is the status of these?**

3. Provide a price to infill the dead Jasmine bed where the drains is at the pool area. (Pic 3>)
4. Remove the torpedo grass growing in the Viburnum Suspensum hedge around the pool area.
5. Clean up the lift station area on White Bluff



CHENWOOD AVENUE

6. Treat the road curbing weeds on the White Bluff Road common area.
7. Remove the vines growing in the Loropetalum on the outbound side of Chenwood avenue after the gate.(Pic 7)



8. Diagnose and treat the turf loss on the outbound side of Chenwood Avenue as you pass the security gate. This area was on the report last month and has spread more.(Pic 8)



Proposals

1. Provide a proposal to remove the Loropetalum that are dead and install new plant material on Chenwood Avenue on the outbound side. (Pic 1)



Tab 8

Monthly Inspection Report

Monday, July 26, 2021

Prepared For The Verandahs CDD

17 Identified



Observation 1

Assigned To Entrance

Overall community aesthetic looks well. Plants and turf look healthy.

Plant material is trimmed and maintained, bed weeds are mostly addressed, we do need to retreat beds as well as pull them manually.

The well were found off, the pump start relay went bad. We had to replace it. Looks like the wells were down since later last week. The turf is showing signs of stress as we didn't see any rain this past weekend. We will be pumping extra water on it to hopefully save it and not lose any turf.



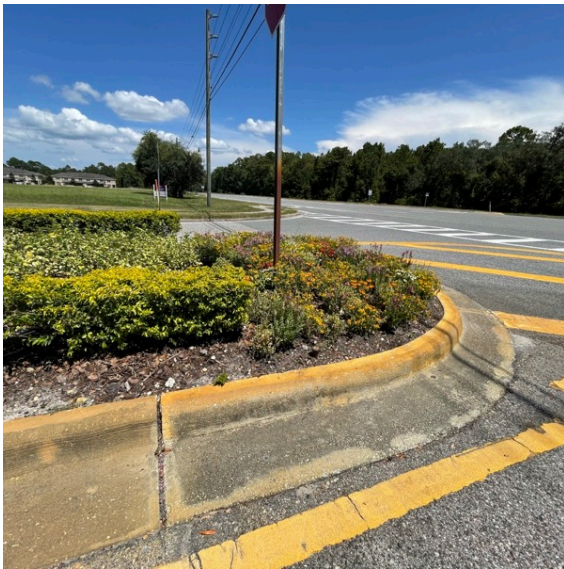
Observation 2

Assigned To Entrance

Bed weeds need attention.



Observation 3
Assigned To Entrance
Plant material trimmed.



Observation 4
Assigned To Entrance
Annuals in good health. In need of extra water.



Observation 5
Assigned To Main Blvd
Turf stress areas.



Observation 6
Assigned To Main Blvd
Plants trimmed.



Observation 7
Assigned To Main Blvd
Turf stress areas.



Observation 8
Assigned To Main Blvd
Annuals holding in there with the lack water.



Observation 9

Assigned To Main Blvd

Turf stress areas. Plant material look good and looking well even with the lack water right now.



Observation 10

Assigned To Main Blvd

Turf stress areas.



Observation 11

Assigned To Main Blvd

Turf stress areas.



Observation 12
Assigned To Main Blvd
Turf stress areas.



Observation 13
Assigned To Main Blvd
Turf stress areas.



Observation 14
Assigned To Main Blvd
Turf stress areas.



Observation 15
Assigned To Main Blvd
Turf stress areas.



Observation 16
Assigned To Well 1 Near Entrance
No pressure.



Observation 17
Assigned To Well 2 Near Clubhouse
No pressure.

A handwritten signature in black ink, reading "Brian Mahar". The signature is fluid and cursive, with the first name "Brian" and last name "Mahar" written in a single, continuous style.

Brian Mahar
Yellowstone Landscape

Tab 9

AQUAGENIX / DEANGELO BROTHERS, INC.

SERVICE REPORT

CUSTOMER The vorandahs COO
 TECHNICIAN Mike
 DATE 7-23-21 ACCOUNT # _____

SITE	INSPECTION	TREATMENT	AIRBOAT #	JONBOAT #	AQUA-MULE #	ATV # <u>154</u>	HARVESTER	TRUCK # <u>2302</u>	BACKPACK	WEEDEATER	ALGAE	GRASSES	SUBMERSED	FLOATING	CHEMISTRY	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
<u>2,10,40,140</u>	✓									✓	✓		✓					<u>Sunny</u>
<u>160,110,50</u>	✓									✓	✓		✓					<u>Hot</u>

COMMENTS: Sprayed grasses, exposed vegetation & Algae.



"PRESERVING YOUR LIQUID ASSETS"

- Algae & Aquatic Weed Control Programs
- Restoration of Neglected Sites
- Fish Stocking Programs
- Water Quality Testing
- Wetland Creation, Restoration & Management
- Floating Fountains & Lighting Systems
- Lake Aeration Systems
- Mechanical Weed Removal
- Noxious Tree & Brush Control
- Monitoring & Mitigation Services
- Right-of-way Weed Control

Central Florida Branch Office
Orlando, FL
(407) 892-0136

Southeast Florida Branch Office
Fort Lauderdale, FL
(954) 943-5118

West Central Florida Branch Office
Sarasota, FL
(941) 371-8081

Southwest Florida Branch Office
Ft. Myers, FL
(239) 561-1420

West Palm/Treasure Coast Office
West Palm Beach, FL
(561) 881-1291

Tampa Bay Area Branch Office
Tampa, FL
(813) 627-8710

North Florida Branch Office
Jacksonville, FL
(904) 262-2001

AQUAGENIX / DEANGELO BROTHERS, INC.

SERVICE REPORT

CUSTOMER The Verandahs
 TECHNICIAN Mike
 DATE 6-15-21 ACCOUNT # _____

SITE	INSPECTION	TREATMENT	AIRBOAT #	JONBOAT #	AQUA-MULE #	ATV # <u>180</u>	HARVESTER	TRUCK # <u>230</u>	BACKPACK	WEEDEATER	ALGAE	GRASSES	SUBMERSED	FLOATING	CHEMISTRY	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
2,10,110,140, 160,110,50		✓									✓	✓		✓		1 0 2		cloudy rainy/sunny
		✓									✓	✓		✓				

COMMENTS: In Good shape spruce grasses & exposed vegetation.



"PRESERVING YOUR LIQUID ASSETS"

- Algae & Aquatic Weed Control Programs
- Restoration of Neglected Sites
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- Floating Fountains & Lighting Systems
- Lake Aeration Systems
- Mechanical Weed Removal
- Noxious Tree & Brush Control
- Monitoring & Mitigation Services
- Right-of-way Weed Control

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 (239) 561-1420

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 West Palm Beach, FL
 (561) 881-1291

Tampa Bay Area Branch Office
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 (813) 627-8710

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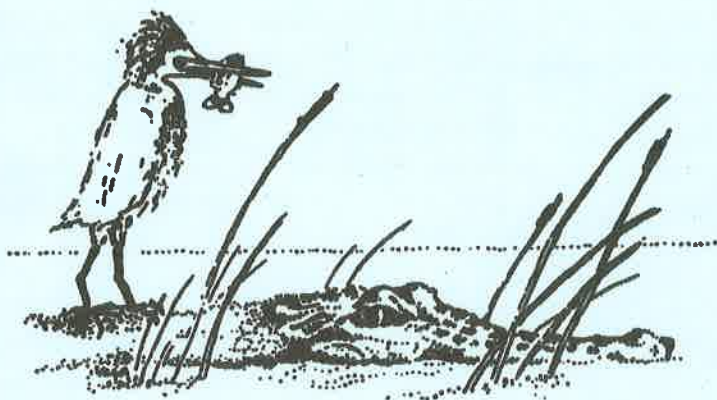
AQUAGENIX / DEANGELO BROTHERS, INC.

SERVICE REPORT

CUSTOMER The Verandahs
 TECHNICIAN Mike
 DATE 6-3-21 ACCOUNT # _____

SITE	INSPECTION	TREATMENT	AIRBOAT #	JONBOAT #	AQUA-MULE #	ATV # <u>189</u>	HARVESTER	TRUCK # <u>2302</u>	BACKPACK	WEEDEATER	ALGAE	GRASSES	SUBMERSED	FLOATING	CHEMISTRY	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
1,3,20,30,40	✓										✓					1		Sunny
80,130,120,	✓										✓					0		HOT
150,70,40,	✓										✓					W		
100,	✓									✓	✓							
2	✓									✓			✓					

COMMENTS: Sprayed Grasses and exposed vegetation and Algae



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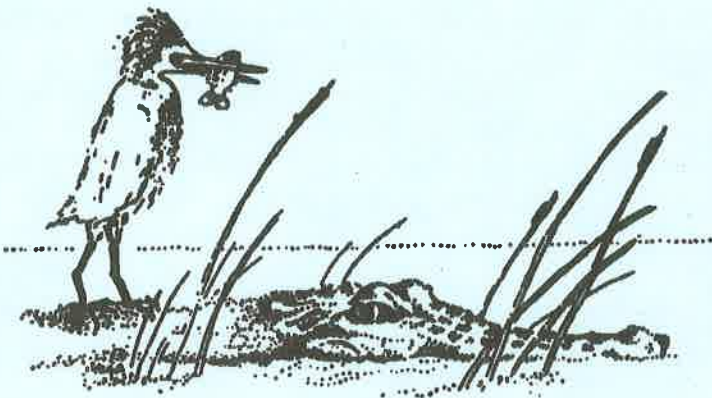
AQUAGENIX / DEANGELO BROTHERS, INC.

SERVICE REPORT

CUSTOMER The Verandas
 TECHNICIAN Mike
 DATE 5-20-21 ACCOUNT # _____

SITE	INSPECTION	TREATMENT	AIRBOAT #	JONBOAT #	AQUA-MULE #	ATV # <u>189</u>	HARVESTER	TRUCK # <u>2302</u>	BACKPACK	WEEDEATER	ALGAE	GRASSES	SUBMERSED	FLOATING	CHEMISTRY	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
<u>2, 10, 40, 140,</u> <u>160, 110, 50</u>		✓ ✓									✓ ✓	✓ ✓		✓ ✓		1 0 W		<u>Sunny</u> <u>Hot windy</u>

COMMENTS: Ponds in good shape sprayed Algae, Grasses, & exposed
vegetation



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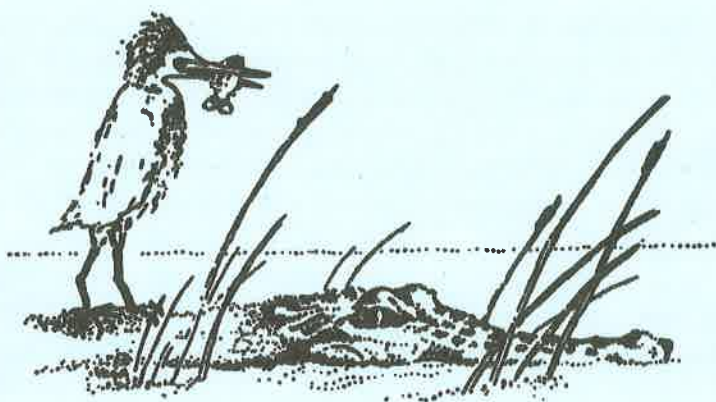
AQUAGENIX / DEANGELO BROTHERS, INC.

SERVICE REPORT

CUSTOMER The Verandahs
 TECHNICIAN Mike
 DATE 5-6-21 ACCOUNT # _____

SITE	INSPECTION	TREATMENT	AIRBOAT #	JONBOAT #	AQUA-MULE #	ATV #	HARVESTER	TRUCK #	BACKPACK	WEEDEATER	ALGAE	GRASSES	SUBMERSED	FLOATING	CHEMISTRY	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
63, 20, 30, 60, 80		✓									✓	✓		✓		1		Sunny HOT
130, 120, 150, 70,		✓									✓	✓		✓		0		
40, 100		✓									✓	✓		✓		4		
2, 10, 40, 140,	✓																	
160, 110, 50	✓																	

COMMENTS: Treated all small & medium ponds in good shape
minimal Grasses spray & Algae is normal spray



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Tab 10

Operations Report – July 2021



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

Clubhouse Operations/Maintenance Updates

- Ongoing Covid Disinfectant cleaning of Gym

Vendor Services Performed and/or Site Visits

- Cleaning Service every Monday, Wednesday, and Friday

Facility Usage

- 07/13/2021: CDD Meeting
- 07/19/2021: CCR Meeting
- 07/20/2021: SFH/ACC Meeting
- 07/20/2021: TOWN HOUSE Meeting
- 07/24/2021: Bday Party
- 07/25/2021: Graduation Party
- 07/27/2021: HOA Meeting

Resident Payment Log

- 7/10/2021: Clubhouse Rental Deposit \$250.00
- 7/15/2021: Club Access Card replacement \$30.00
- 7/17/2021: Club Access Card replacement \$30.00

Debit Card Reimbursement log

- Logics Antibacterial/Disinfecting Wipes \$127.95



Rizzetta & Company

Suggestions/Concerns

- None at this time.



Rizzetta & Company