



Rizzetta & Company

# **The Verandahs Community Development District**

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## **Board of Supervisors Meeting October 5, 2021**

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

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

## **THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Board of Supervisors</b>	Stanley Haupt	Chair
	Thomas May	Vice Chair
	Tracy Mayle	Asst. Secretary
	Allen Adams	Asst. Secretary
	Sarah Nesheiwat	Asst. Secretary
<b>District Manager</b>	Lynn Hayes	Rizzetta & Company, Inc.
<b>District Counsel</b>	Vivek Babbar	Straley Robin & Vericker
<b>District Engineer</b>	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](http://www.theverandahscdd.org)

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September 28, 2021

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

**FINAL AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of The Verandahs Community Development District will be held on **Tuesday, October 5, 2021 at 8:30 a.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 ITEMS**
  - A. Consideration of Yellowstone Landscape Proposals ..... Tab 1
  - B. Ratification of Egis Insurance Proposal ..... Tab 2
  - C. Consideration of the High Trim Quote ..... Tab 3
  - D. Ratification of FY 20-21 Grau Audit Engagement Letter ..... Tab 4
- 4. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Landscape & Irrigation
    - i. Field Inspection & Observation Reports ..... Tab 5
  - D. Presentation of Aquatics Report ..... Tab 6
  - E. Clubhouse Manager's Report ..... Tab 7
  - F. District Manager
    - i. October 2021 District Manager Report..... Tab 8
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors  
Meeting held August 3, 2021 ..... Tab 9
  - B. Consideration of Operations & Maintenance  
Expenditures for July and August 2021 ..... Tab 10
- 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



Proposal #146544

Date: 08/03/2021

From: John Wegner

## 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

The Verandahs Proposal sod around pool area

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
removal of Pine bark mulch	1.00	\$771.42	\$771.42
Install St Augustin sod	1.00	\$2,428.54	\$2,428.54
Irrigation upgrade	1.00	\$500.00	\$500.00

## Client Notes

proposal for installing sod along each side of pool area to reduce mulch. this will help bring a better balance between mulch and tur in these areas

work includes the following.

- 1) remove old mulch
- 2) regrade to proper level
- 3) reset irrigation for proper coverage price includes material and labor to upgrade
- 4) install St Augustin Sod

Signature

x

SUBTOTAL	\$3,699.96
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SALES TAX	\$0.00
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TOTAL	\$3,699.96
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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

John Wegner

Office:

jwegner@yellowstonelandscape.com





Proposal #146538

Date: 08/03/2021

From: John Wegner

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

The Verandahs Proposal from Field Inspection Loropetalum

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
removal of Loropetalum	1.00	\$500.00	\$500.00
Grade to proper grade	1.00	\$500.00	\$500.00
Irrigation upgrade	1.00	\$1,000.00	\$1,000.00
Fire Bush 3 gal	75.00	\$17.14	\$1,285.70
Plant installation	1.00	\$500.00	\$500.00
Mulch pine bark	1.00	\$281.14	\$281.14

Client Notes

proposal for Removing Loropetalum per request from Jason Liggett on July 29, 2021 Field Inspection Report.  
work includes the following.

- 1) remove Loropetalum
- 2) regrade to proper level
- 3) reset irrigation for proper coverage price includes material and labor to upgrade
- 4) install new Fire Bush
- 5) install new mulch

Signature

X

SUBTOTAL \$4,066.84

SALES TAX \$0.00

TOTAL \$4,066.84

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

Assigned To

Print Name: \_\_\_\_\_

John Wegner

Title: \_\_\_\_\_

Office:

jwegner@yellowstonelandscape.com

Date: \_\_\_\_\_



Tab 2



## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

### Verandahs Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

## **About FIA**

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects more than 800 public entity members.

### **Competitive Advantage**

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Complimentary risk management services including on-site loss control, property schedule verification and contract reviews
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

### **How are FIA Members Protected?**

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms. FIA members’ property claims resulting from Hurricane Irma in 2017 amounted to less than 4% of the per occurrence coverage available.

### **What Are Members Responsible For?**

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

**Additional information regarding FIA and our member services can be found at [www.fia360.org](http://www.fia360.org).**

Quotation being provided for:

**Verandahs Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614**

**Term: October 1, 2021 to October 1, 2022**

**Quote Number: 100121104**

## **PROPERTY COVERAGE**

### **SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE**

<b>COVERED PROPERTY</b>	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	\$280,000
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
<b>Inland Marine</b>	
Scheduled Inland Marine	\$47,725

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<b>Valuation</b>	<b>Coinsurance</b>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

<b>DEDUCTIBLES:</b>	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	3 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

<b>Special Property Coverages</b>		
<b>Coverage</b>	<b>Deductibles</b>	<b>Limit</b>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery		Included
TRIA		Included

\*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

**TOTAL PROPERTY PREMIUM**

**\$3,767**

**Extensions of Coverage**

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only



X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile
X	Section II B1	Business Income	\$1,000,000 in any one occurrence
X	Section II B2	Additional Expenses	\$1,000,000 in any one occurrence
X	FIA 120	Active Assailant(s)	\$1,000,000 in any one occurrence

## CRIME COVERAGE

<b>Description</b>	<b>Limit</b>	<b>Deductible</b>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

## AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.  
Non-Monetary \$100,000 aggregate.

**Cyber Liability sublimit included under POL/EPLI**

Media Content Services Liability  
Network Security Liability  
Privacy Liability  
First Party Extortion Threat  
First Party Crisis Management  
First Party Business Interruption  
Limit: \$100,000 each claim/annual aggregate



## PREMIUM SUMMARY

**Verandahs Community Development District**  
**c/o Rizzetta & Company**  
**3434 Colwell Ave, Suite 200**  
**Tampa, FL 33614**

**Term: October 1, 2021 to October 1, 2022**

**Quote Number: 100121104**

### PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$3,767
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,840
Public Officials and Employment Practices Liability	\$2,659
<b>TOTAL PREMIUM DUE</b>	<b>\$10,266</b>

#### IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)







## PROPERTY VALUATION AUTHORIZATION

**Verandahs Community Development District**  
**c/o Rizzetta & Company**  
**3434 Colwell Ave, Suite 200**  
**Tampa, FL 33614**

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### QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 100% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/>	Building and Content TIV	\$280,000	As per schedule attached
<input checked="" type="checkbox"/>	Inland Marine	\$47,725	As per schedule attached
<input type="checkbox"/>	Auto Physical Damage	Not Included	

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_



**Verandahs Community Development District**

**Policy No.:** 100121104

**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address	Roof Pitch	Const Type	Term Date	Contents Value			
	Roof Shape			Roof Covering	Covering Replaced		Roof Yr Blt	
1	Clubhouse		2019	10/01/2021	\$280,000			
	12375 Chenwood Avenue		Joisted masonry	10/01/2022			\$280,000	
	Hudson FL 34669							
			Total:	Building Value		Contents Value		
				\$280,000		\$0		
						\$280,000		

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_



***Verandahs Community Development District***

**Policy No.:** 100121104  
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department Description	Serial Number	Classification Code	Eff. Date Term Date	Value	Deductible
1	Fitness Equipment - Max Any One Item \$15,000		Rented, borrowed, leased equipment	10/01/2021 10/01/2022	\$15,725	\$1,000
2	Fitness Equipment - Max Any One Item \$15,000		Other inland marine	10/01/2021 10/01/2022	\$32,000	\$1,000
				<b>Total</b>	<b>\$47,725</b>	

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

Tab 3

## High Trim LLC

9425 Osceola Dr.  
New Port Richey, FL 34654  
727-514-3889  
hightrim4jesus@gmail.com



### RECIPIENT:

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

3434 Colwell Ave. Suite 200  
Tampa, FL 33614

### SERVICE ADDRESS:

12644 Chenwood Avenue  
Hudson, Florida 34669

### Quote #2599

Sent on 09/16/2021

**Total \$1,600.00**

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
tree removal	Remove Pine tree and leave on site in the woods	1	\$1,600.00	\$1,600.00*
				Not included
Haul Debris	Haul debris from site	1	\$1,800.00	\$1,800.00

**Total**

**\$1,600.00**

\* Non-taxable

This quote is valid for the next 30 days.

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

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



## High Trim LLC

9425 Osceola Dr.  
New Port Richey, FL 34654  
727-514-3889  
hightrim4jesus@gmail.com



### Notes Continued...

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tab 4



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

September 23, 2021

To Board of Supervisors  
The Verandahs Community Development District  
12750 Citrus Park Lane, Suite 115  
Tampa, FL 33625

We are pleased to confirm our understanding of the services we are to provide The Verandahs Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2021. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of The Verandahs Community Development District as of and for the fiscal year ended September 30, 2021. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2021 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

#### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

#### **Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

#### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$3,600 for the September 30, 2021 audit unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to The Verandahs Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Racquel McIntosh

RESPONSE:

This letter correctly sets forth the understanding of The Verandahs Community Development District.

By: Stanley Sharp

Title: CHAIR

Date: SEPT. 27, 2021





**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau  
Grau & Associates  
951 Yamato Rd Ste 280  
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee  
paul@ficpa.org  
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

Tab 9



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 meeting of the Board of Supervisors of The Verandahs Community Development District was held on Tuesday, August 3, 2021 at 6:30 p.m. at the Verandahs Amenity Center, 12375 Chenwood Avenue, Hudson, Florida 34669.

Present and constituting a quorum:

Stanley Haupt	<b>Board Supervisor, Chair</b>
Thomas May	<b>Board Supervisor, Vice Chair</b>
Tracy Mayle	<b>Board Supervisor, Asst. Secretary</b>
Allen Adams	<b>Board Supervisor, Asst. Secretary</b>
	<i>(via online)</i>
Sarah Nesheiwat	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Lynn Hayes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jason Liggett	<b>Field Services, Rizzetta &amp; Company, Inc.</b>
	<i>(via conf. call)</i>
Vanessa Steinerts	<b>District Counsel, Straley Robin Vericker</b>
Wesley Elias	<b>Clubhouse Manager, Rizzetta &amp; Company, Inc.</b>
Brian Mahar	<b>Representative, Yellowstone Landscape</b>
John Wegner	<b>Representative, Yellowstone Landscape</b>

Audience	<b>Present</b>
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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

One audience member brought up the tree removal at 12649 Jillian Circle. He offered to cut down the trees leaning on the neighboring home pool cage.

**THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT**

**August 3, 2021 Minutes of Meeting**

**Page 2**

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the  
Board of Supervisors Special  
Meeting held on July 13, 2021**

Mr. Hayes presented the July 13, 2021 meeting minutes and asked if there were any amendments necessary. There were none.

On a Motion by Mr. May, seconded by Ms. Mayle, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors meeting held on July 13, 2021, as presented, for the Verandahs Community Development District.

**FOURTH ORDER OF BUSINESS**

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

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

On a Motion by Mr. May, seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for June 2021 (\$17,059.67), for The Verandahs Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Tree Removal and  
Stump Grind Proposals**

A lengthy discussion ensued concerning the possible tree removal on CDD property located near the fence at 12649 Jillian Circle and the possible damage caused to the neighboring pool deck and fence.

**SEVENTH ORDER OF BUSINESS**

**Public Hearing for the Fiscal Year  
2021/2022 Final Budget**

Mr. Hayes asked the Board for a Motion to Open the Public Hearing for the Fiscal Year 2021/2022 Final Budget.

On a Motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors opened the Public Hearing for the Fiscal Year 2021/2022 Final Budget, for The Verandahs Community Development District.

There were no public comments at this time.

**THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT**

**August 3, 2021 Minutes of Meeting**

**Page 3**

Mr. Hayes asked the Board for a Motion to Close the Public Hearing for the Fiscal Year 2021/2022 Final Budget.

On a Motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors the Board of Supervisors closed the Public Hearing for the Fiscal Year 2021/2022 Final Budget, for The Verandahs Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-05,  
Adopting Fiscal Year 2021/2022  
Budget**

Mr. Hayes presented Resolution 2021-05, Adopting the Fiscal Year 2021/2022 Budget to the Board of Supervisors. He informed the Board the Total General Fund Revenue is \$442,210. The Debt Service Fund-Series 2016 Revenue is \$310,438.86 and the total for all funds is \$752,648.86.

On a Motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors adopted Resolution 2021-05, Adopting Fiscal Year 2021/2022 Budget, for The Verandahs Community Development District.

**NINTH ORDER OF BUSINESS**

**Public Hearing on Imposing Special  
Assessments and Certifying the  
Assessment Roll for Fiscal Year  
2021/2022**

Mr. Hayes asked the Board for a Motion to Open the Public Hearing on Imposing Special Assessments and Certifying the Assessment Roll for Fiscal Year 2021/2022.

On a motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors Opened the Public Hearing on Imposing Special Assessments and Certifying the Assessment Roll for Fiscal Year 2021/2022, for the Verandahs Community Development District.

There were no public comments at this time.

On a motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors Closed the Public Hearing on Imposing Special Assessments and Certifying the Assessment Roll for Fiscal Year 2021/2022, for the Verandahs Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-06,  
Imposing Special Assessments and  
Certifying an Assessment Roll**

Mr. Hayes presented Resolution 2020-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2021/2022 to the Board of Supervisors.

On a motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors Adopted Resolution 2021-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2021/2022 and authorized District Staff to provide the County with the Assessment Roll to collect Special Assessments, for the Verandahs Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-07,  
Adopting the Fiscal Year 2021/2022  
Meeting Schedule**

Mr. Hayes presented Resolution 2020-07, Adopting Fiscal Year 2020/2021 Meeting Schedule to the Board of Supervisors. The Board requested to change the meeting schedule to the following: October 8:30 a.m., November 6:30 p.m., December 6:30 p.m., January 6:30 p.m., February 8:30 a.m., March 6:30 p.m., April 6:30 p.m., May 6:30 p.m., June 8:30 a.m., July 6:30 p.m., August 6:30 p.m. and September 6:30 p.m.

On a Motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors adopted Resolution 2021-07, Adopting the Fiscal Year 2021/2022 Meeting Schedule as amended, for the Verandahs Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No report.

**B. District Engineer**

No report.

**C. Landscape & Irrigation**

**i. Field Inspection**

Mr. Liggett presented his report to the Board.

**ii. Yellowstone Report**

Mr. Mahar and Mr. Wegner presented the Yellowstone Report to the Board.

**D. Aquatics Report**

Mr. Hayes presented the Aquatics Report. The Board requested that the aquatics company provide a schedule when they are going to be in property doing service.

**E. Clubhouse Manager's Report**

Mr. Elias presented the Clubhouse Manager's Report. He mentioned an event he would like the Board to consider having at the clubhouse. Discussion ensued about other events that the Board would like to consider at the clubhouse.

**F. District Manager**

Mr. Hayes announced that the next regularly scheduled meeting would be held on September 7, 2021 at 8:30 a.m. at the Verandahs Amenity Center located at 12375 Chenwood Avenue, Hudson, Florida 34669.

**THIRTEENTH ORDER OF BUSINESS**

**Audience Comments**

None.

**FOURTEENTH 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. Haupt, seconded by Ms. Mayle, with all in favor, the Board of Supervisors adjourned the meeting at 8:27 p.m., for The Verandahs Community Development District.

Secretary/Assistant Secretary

Chair / Vice Chair

Tab 10

# The Verandahs Community Development District

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

## **Operations and Maintenance Expenditures July 2021 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2021 through July 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$46,445.15**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# The Verandahs Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquagenix	002437	4111503	Pond Maintenance 06/21	\$ 1,155.00
Aquagenix	002451	4114267	Pond Maintenance 07/21	\$ 1,155.00
Crestmark Vendor Finance	002452	30410	Lease 193024-VF000 07/21	\$ 323.75
Dewberry Engineers Inc.	002438	1971295	Engineering Services 05/21	\$ 505.00
Dewberry Engineers Inc.	002453	1984553	Engineering Services 06/21	\$ 285.00
Digital South Communications, Inc.	002447	593512328	Monthly Phone Service 07/21	\$ 43.26
FITREV Inc.	002454	23600	Service Call Maintenance 07/21	\$ 40.00
Florida Department of Revenue	002448	61-8018399263-2 06/21	Sales & Use Tax 06/21	\$ 1.96
Frontier Communications of Florida	002449	727-856-7773-073119- 5 07/21	Clubhouse Internet & TV 07/21	\$ 283.26
Grau & Associates	002450	21041	Audit Services 09/30/20	\$ 3,500.00
High Trim, LLC	002443	3511	Tree Maintenance 07/21	\$ 1,625.00
Pasco County Utilities Services Branch	002455	15229945	12375 Chenwood Avenue 06/21	\$ 65.20



# **The Verandahs Community Development District**

## **Paid Operation & Maintenance Expenditures**

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	002445	INV0000059362	District Management Fees 07/21	\$ 4,320.33
Rizzetta Amenity Services, Inc.	002456	INV00000000008893	Actual Bi-Weekly Payroll 06/25/21	\$ 920.04
Rizzetta Amenity Services, Inc.	002456	INV00000000008916	Out of Pocket Expenses 06/21	\$ 138.70
Rizzetta Amenity Services, Inc.	002456	INV00000000008938	Actual Bi-Weekly Payroll 07/09/21	\$ 1,759.12
Rizzetta Technology Services, LLC	002444	INV0000007715	Website Hosting Services 07/21	\$ 100.00
Romaner Graphics	002439	20474	Amenity Center Sign 03/21	\$ 370.00
Romaner Graphics	002439	20487	Amenity Center Message Sign 03/21	\$ 435.00
Rust-Off Inc.	002446	31091	Chemicals for Rust Prevention 06/21	\$ 790.00
Straley Robin Vericker	002457	20030	Legal Services 07/21	\$ 1,309.45
Suncoast Sparkling Cleaning Service Inc	002440	266	Clubhouse Cleaning 06/21	\$ 655.00
Times Publishing Company	002458	0000167458 07/14/21	Acct# 45385 Legal Advertising 07/21	\$ 126.40
Verandahs CDD	CD024	CD024	Debit Card Replenishment	\$ 113.36

## The Verandahs Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	002441	10365384 06/21	Summary Billing 06/21	\$ 3,751.33
Yellowstone Landscape	002442	TM 232322	Irrigation Repairs 06/21	\$ 145.20
Yellowstone Landscape	002442	TM 233598	Monthly Landscape Maintenance 06/21	\$ 8,807.58
Yellowstone Landscape	002459	TM 223259	Fertilizer/Pest 05/21	\$ 3,714.23
Yellowstone Landscape	002459	TM 237005	Monthly Landscape Maintenance 07/21	\$ 9,056.58
Yellowstone Landscape	002459	TM 242502	Summer Annuals 07/21	<u>\$ 950.40</u>
<b>Report Total</b>				<u><u>\$ 46,445.15</u></u>

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# The Verandahs Community Development District

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

## **Operations and Maintenance Expenditures August 2021 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2021 through August 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented:    **\$27,156.01**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## The Verandahs Community Development District

### Paid Operation & Maintenance Expenditures

August 1, 2021 Through August 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Allen Adams	2469	AA071321	Board of Supervisors Meeting 07/13/21	\$ 200.00
Allen Adams	2473	AA080321	Board of Supervisors Meeting 08/03/21	\$ 200.00
Aquagenix	2486	4116626	Pond Maintenance 08/21	\$ 1,155.00
Crestmark Vendor Finance	2484	38303	Lease 193024-VF000 08/21	\$ 323.75
Debora Diaz	2487	072621-Debora Diaz	Rental Deposit Refund 07/21	\$ 250.00
Digital South Communications, Inc.	2474	593512614	Monthly Phone Service 08/21	\$ 42.88
Florida Department of Revenue	2485	61-8018399263-2 07/21	Sales & Use Tax 07/21	\$ 3.92
High Trim, LLC	2476	3563	Tree Maintenance 08/21	\$ 1,625.00
Kathy Lane	2488	081521-Kathy Lane	Rental Deposit Refund 08/21	\$ 250.00
Pasco County Utilities Services Branch	2489	15347147	12375 Chenwood Avenue 07/21	\$ 73.23
Peter & Stacy Emerito	2460	072621-Emerito	Rental Deposit Refund 07/21	\$ 250.00
Rizzetta & Company, Inc.	2463	INV0000060295	District Management Fees 08/21	\$ 4,320.33

## The Verandahs Community Development District

### Paid Operation & Maintenance Expenditures

August 1, 2021 Through August 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Amenity Services, Inc.	2464	INV00000000008961	Actual Bi-Weekly Payroll 07/23/21	\$ 925.06
Rizzetta Amenity Services, Inc.	2490	INV00000000009008	Out of Pocket Expenses 07/21	\$ 117.20
Rizzetta Technology Services, LLC	2462	INV0000007777	Website Hosting Services 08/21	\$ 100.00
Rust-Off Inc.	2465	31467	Chemicals for Rust Prevention 07/21	\$ 790.00
Sarah Nesheiwat	2479	SN080321	Board of Supervisors Meeting 08/03/21	\$ 200.00
Securiteam Inc	2480	14497	Quarterly Monitoring 08/21	\$ 150.00
Stanley Haupt	2461	05/04/2021 - Stanley Haupt	Purchase 2 Locks & Chains for Wells 05/21	\$ 29.84
Stanley Haupt	2470	SH071321	Board of Supervisors Meeting 07/13/21	\$ 200.00
Stanley Haupt	2475	SH080321	Board of Supervisors Meeting 08/03/21	\$ 200.00
Straley Robin Vericker	2481	20160	Legal Services 07/21	\$ 698.00
Suncoast Sparkling Cleaning Service Inc	2466	270	Clubhouse Cleaning 07/21	\$ 655.00
Thomas M May	2471	TM-071321	Board of Supervisors Meeting 07/13/21	\$ 200.00

## The Verandahs Community Development District

### Paid Operation & Maintenance Expenditures

August 1, 2021 Through August 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Thomas M May	2477	TM-080321	Board of Supervisors Meeting 08/03/21	\$ 200.00
Times Publishing Company	2467	0000169425 07/07/21	Acct# 45385 Legal Advertising 07/21	\$ 100.00
Times Publishing Company	2482	0000167466 07/07/21	Acct# 45385 Legal Advertising 07/21	\$ 588.25
Tracy E. Mayle	2472	TM071321	Board of Supervisors Meeting 07/13/21	\$ 200.00
Tracy E. Mayle	2478	TM080321	Board of Supervisors Meeting 08/03/21	\$ 200.00
Verandahs CDD	CD025	CD025	Debit Card Replenishment	\$ 127.95
Withlacoochee River Electric Cooperative, Inc.	2468	10365384 07/21	Summary Billing 07/21	\$ 3,793.99
Yellowstone Landscape	2483	TM 246260	Irrigation Repair 07/21	\$ 179.03
Yellowstone Landscape	2491	TM 246285	Monthly Landscape Maintenance 08/21	<u>\$ 8,807.58</u>
<b>Report Total</b>				<u><b>\$ 27,156.01</b></u>