



Rizzetta & Company

# **The Verandahs Community Development District**

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## **Board of Supervisors Meeting July 5, 2022**

**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
	Sara Henk	Asst. Secretary
	Sarah Nesheiwat	Asst. Secretary
<b>District Manager</b>	Lynn Hayes	Rizzetta & Company, Inc.
<b>District Counsel</b>	Vanessa Steinerts	Straley Robin & Vericker
<b>District Engineer</b>	Giacomo Licari	Dewberry Engineering, Inc.

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

# THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE • 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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June 28, 2022

**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, July 5, 2022**, 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 ITEMS**
  - A.** Public Hearing on Fiscal Year 2022/2023 Budget
    1. Consideration of Resolution 2022-03, Adopting Fiscal Year 2022/2023 Final Budget..... Tab 1
  - B.** Public Hearing on Fiscal Year 2022/2023 Special Assessments
    1. Consideration of Resolution 2022-04, Imposing Special Assessments and Certifying an Assessment Roll ..... Tab 2
  - C.** Consideration of Resolution 2022-05, Setting the Meeting Schedule For Fiscal Year 2022/2023 ..... Tab 3
  - D.** Consideration of Yellowstone Quotes ..... Tab 4
  - E.** Consideration of Main Entrance Re-Striping Quote/Asphalt Pavement Over the Call Box/Amenity Center Parking Area Sealing and Re-Striping..... Tab 5
- 4. STAFF REPORTS**
  - A.** District Counsel
  - B.** District Engineer
    - i. Written Summary Report ..... Tab 6
  - C.** Landscape & Irrigation
    - i. Presentation of Landscape Inspection Report and Landscaper Comments..... Tab 7
  - D.** High Trim Report..... Tab 8
  - E.** Presentation of Aquatics Report ..... Tab 9
  - F.** Clubhouse Manager's Report ..... Tab 10
  - G.** District Manager Report..... Tab 11
- 5. BUSINESS ADMINISTRATION**
  - A.** Consideration of Minutes of the Board of Supervisors Meeting held June 7, 2022 ..... Tab 12
  - B.** Consideration of Operations & Maintenance Expenditures for May 2022..... Tab 13

- 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

## RESOLUTION 2022-03

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, 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 2021-2022 and/or revised projections for fiscal year 2022-2023.
- 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, 2022, and Ending September 30, 2023.”

- 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, 2022, and ending September 30, 2023, 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	\$_____
<b>Total All Funds*</b>	<b>\$_____</b>

\*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 July 5, 2022.**

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 2022-2023 Adopted Budget**



Rizzetta & Company

# The Verandahs Community Development District

[verandahscdd.org](http://verandahscdd.org)

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**Proposed Budget for  
Fiscal Year 2022/2023**

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**Proposed Budget**  
**The Verandahs Community Development District**  
**General Fund**  
**Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 05/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	<b>REVENUES</b>							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 74	\$ 74	\$ -	\$ 74	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll	\$ 443,733	\$ 443,733	\$ 442,210	\$ 1,523	\$511,345	\$ 69,135	
8	Other Miscellaneous Revenues							
9	Miscellaneous Revenues	\$ 28	\$ 219	\$ -	\$ 219	\$ -	\$ -	
10								
11	<b>TOTAL REVENUES</b>	<b>\$ 443,835</b>	<b>\$ 444,026</b>	<b>\$ 442,210</b>	<b>\$ 1,816</b>	<b>\$511,345</b>	<b>\$ 69,135</b>	plus \$25K for reserves - total \$536,345
12								
13	<b>EXPENDITURES - ADMINISTRATIVE</b>							
14								
15	Legislative							
16	Supervisor Fees	\$ 7,600	\$ 11,400	\$ 12,000	\$ 600	\$ 12,000	\$ -	
17	Financial & Administrative							
18	Administrative Services	\$ 2,400	\$ 3,600	\$ 3,600	\$ -	\$ 3,744	\$ 144	Cost of living adjustment/No increase FY 19/20
19	District Management	\$ 13,333	\$ 20,000	\$ 20,000	\$ -	\$ 20,800	\$ 800	Cost of living adjustment/No increase FY 19/20
20	District Engineer	\$ 13,302	\$ 19,953	\$ 10,000	\$ (9,953)	\$ 10,000	\$ -	Confirmed with DE
21	Trustees Fees	\$ 3,704	\$ 3,704	\$ 4,500	\$ 796	\$ 4,500	\$ -	US Bank Series 2016
22	Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
23	Financial & Revenue Collections	\$ 3,067	\$ 4,600	\$ 4,600	\$ -	\$ 4,784	\$ 184	Cost of living adjustment/No increase FY 19/20
24	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,200	\$ 200	Cost of living adjustment/No increase FY 19/20

**Proposed Budget**  
**The Verandahs Community Development District**  
**General Fund**  
**Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 05/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
25	Accounting Services	\$ 10,763	\$ 16,144	\$ 16,144	\$ -	\$ 16,790	\$ 646	Cost of living adjustment/No increase FY 19/20
26	Auditing Services	\$ 2,529	\$ 3,700	\$ 3,700	\$ -	\$ 3,390	\$ (310)	25/26
27	Public Officials Liability Insurance	\$ 2,659	\$ 2,785	\$ 2,785	\$ -	\$ 3,191	\$ 406	Per Egis Estimate
28	Legal Advertising	\$ 726	\$ 1,089	\$ 750	\$ (339)	\$ 750	\$ -	
29	Dues, Licenses & Fees	\$ 275	\$ 275	\$ 175	\$ (100)	\$ 275	\$ 100	DEO
30	Website Hosting, Maintenance, Backup	\$ 2,338	\$ 2,737	\$ 2,737	\$ -	\$ 2,737	\$ -	Per contracts-No Change FY 2022-2023
31	Legal Counsel							
32	District Counsel	\$ 15,024	\$ 22,536	\$ 7,000	\$ (15,536)	\$ 20,000	\$ 13,000	Confirmed DC
33								
34	<b>Administrative Subtotal</b>	<b>\$ 82,870</b>	<b>\$ 117,673</b>	<b>\$ 93,641</b>	<b>\$ (24,032)</b>	<b>\$108,311</b>	<b>\$ 14,670</b>	
35								
36	<b>EXPENDITURES - FIELD OPERATIONS</b>							
37								
38	Electric Utility Services							
39	Utility Services	\$ 570	\$ 855	\$ 1,500	\$ 645	\$ 1,500	\$ -	No Change FY 2022-2023
40	Utility - Recreation Facilities	\$ 929	\$ 1,394	\$ 6,500	\$ 5,107	\$ 2,500	\$ (4,000)	FY 19-20 & FY 20-21 & FY 21-22
41	Street Lights	\$ 27,754	\$ 41,631	\$ 45,000	\$ 3,369	\$ 49,500	\$ 4,500	FY 22/23 With Estimated 10% Increase
42	Garbage/Solid Waste Control Services							
43	Garbage - Recreation Facility	\$ 196	\$ 294	\$ 700	\$ 406	\$ 721	\$ 21	Waste Management Contract + Estimated increase
44	Solid Waste Assessment	\$ 380	\$ 380	\$ 349	\$ (31)	\$ 418	\$ 69	FY 22/23 With Estimated 10% Increase
45	Water-Sewer Combination Services							
46	Utility Services - Recreation Facilities	\$ 568	\$ 852	\$ 5,000	\$ 4,148	\$ 2,500	\$ (2,500)	FY 19-20 & FY 20-21 & FY 21-22
47	Stormwater Control							
48	Aquatic Maintenance	\$ 8,750	\$ 13,125	\$ 15,000	\$ 1,875	\$ 15,000	\$ -	Per Solitude Contract \$15K



**Proposed Budget**  
**The Verandahs Community Development District**  
**General Fund**  
**Fiscal Year 2022/2023**

	<b>Chart of Accounts Classification</b>	<b>Actual YTD through 05/31/22</b>	<b>Projected Annual Totals 2021/2022</b>	<b>Annual Budget for 2021/2022</b>	<b>Projected Budget variance for 2021/2022</b>	<b>Budget for 2022/2023</b>	<b>Budget Increase (Decrease) vs 2021/2022</b>	<b>Comments</b>
49	Stormwater System Maintenance	\$ 2,900	\$ 4,350	\$ 2,500	\$ (1,850)	\$ 3,500	\$ 1,000	Structure Maintenance Items DE
50	Stormwater Assessment	\$ 319	\$ 319	\$ 100	\$ (219)	\$ 351	\$ 251	FY 22/23 With Estimated Increase
51	Aquatic Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	New Budget Item
52	Other Physical Environment							
53	General Liability Insurance	\$ 3,840	\$ 4,023	\$ 4,023	\$ -	\$ 4,608	\$ 585	Per Egis Estimate
54	Property Insurance	\$ 3,767	\$ 3,946	\$ 3,946	\$ -	\$ 4,520	\$ 574	Per Egis Estimate
55	Entry & Walls Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	Pressure washing/maintenance
56	Landscape Maintenance	\$ 58,005	\$ 85,500	\$ 85,500	\$ -	\$ 85,500	\$ -	Per Yellowstone Contract
57	Irrigation Maintenance & Repairs	\$ 4,768	\$ 7,152	\$ 13,300	\$ 6,148	\$ 13,300	\$ -	Per Yellowstone Contract + FY 19 -22
58	Rust Prevention	\$ 10,000	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ -	Per contract Suncoast Rust Control- \$1250
59	Landscape - Annuals	\$ 2,726	\$ 4,089	\$ 5,000	\$ 911	\$ 5,000	\$ -	Per Yellowstone Contract
60	Holiday Decorations	\$ -	\$ 1,800	\$ 1,800	\$ -	\$ 1,000	\$ (800)	CDD funds for holiday decorations
61	Tree Trimming Services	\$ 18,175	\$ 27,263	\$ 24,000	\$ (3,263)	\$ 27,400	\$ 3,400	Per New High Trim Contract 3/1/22 2yr Conserv Cutback Maint.+ Tree Removal + Addtl Services
62	Landscape Replacement Plants, Shrubs,	\$ 7,302	\$ 10,953	\$ 6,000	\$ (4,953)	\$ 16,000	\$ 10,000	FY 19-20 & FY 20-21 & FY 21-22
63	Landscape - Mulch	\$ 9,100	\$ 13,650	\$ 12,500	\$ (1,150)	\$ 12,500	\$ -	Per Yellowstone Contract
64	Landscape Fertilization & Pest	\$ 6,283	\$ 9,425	\$ 15,000	\$ 5,576	\$ 15,000	\$ -	Per Yellowstone Contract
65	Fire Ant Treatment	\$ -	\$ -	\$ 3,800	\$ 3,800	\$ 3,800	\$ -	Current expense
66	Landscape Inspection Services	\$ 5,000	\$ 7,500	\$ 7,500	\$ -	\$ 8,700	\$ 1,200	No Increase since FY 17/18 \$7500 to \$8700
67	Turf / Shrubs / Trees Treatment	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	Projects FY 22/23
68	Parks & Recreation							
69	Budgeted Personnel	\$ 24,702	\$ 39,411	\$ 39,411	\$ -	\$ 30,965	\$ (8,446)	Cost of living adjustment Club Staff \$3,618
70	General Management & Oversight	\$ -	\$ -	\$ -	\$ -	\$ 9,600	\$ 9,600	New breakout for contract
71	Maintenance & Repair	\$ 1,230	\$ 1,845	\$ 2,000	\$ 155	\$ 2,000	\$ -	

**Proposed Budget**  
**The Verandahs Community Development District**  
**General Fund**  
**Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 05/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
72	Telephone Fax, Internet	\$ 2,574	\$ 3,861	\$ 4,641	\$ 780	\$ 4,641	\$ -	No Change FY 2022-2023
73	Clubhouse - Facility Janitorial Service	\$ 4,840	\$ 7,260	\$ 7,100	\$ (160)	\$ 4,900	\$ (2,200)	Suncoast Sparking Revised Contract \$375 month + 1 off extra cleanings (BOS approved 4 total= \$400)
74	Pest Control	\$ -	\$ -	\$ 1,600	\$ 1,600	\$ 1,400	\$ (200)	Average annual cost Nvirotect/Antipesto
75	Computer Support, Maintenance & Repair	\$ -	\$ -	\$ 250	\$ 250	\$ 250	\$ -	
76	Facility A/C & Heating Maintenance &	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
77	Community Special Events	\$ 1,113	\$ 1,670	\$ -	\$ (1,670)	\$ 6,000	\$ 6,000	New FY 22/23 Budget Line Item CDD Funds
78	Security System Monitoring & Maintenance	\$ 450	\$ 700	\$ 700	\$ -	\$ 700	\$ -	Per SecuriTeam Contract + repairs
79	Fitness Equipment Lease	\$ 2,590	\$ 3,885	\$ 3,960	\$ 75	\$ 3,960	\$ -	Per Crestmark Contract + \$75 equip tax annual
80	Fitness Equipment Maintenance & Repairs	\$ 257	\$ 386	\$ 1,500	\$ 1,115	\$ 1,500	\$ -	Per FitRev PM Quarterly PM Service Contract + Labor
81	Fitness Equipment Extended Warranty	\$ -	\$ -	\$ -	\$ -	\$ 4,200	\$ 4,200	New FitRev 3 Year Fitness Equipment Parts Warrant
82	Office Supplies	\$ 559	\$ 839	\$ 300	\$ (539)	\$ 800	\$ 500	FY19-20, FY20-21, FY21-22 + News Letters/Mailers
83	Facility Supplies	\$ 859	\$ 1,289	\$ 2,000	\$ 712	\$ 2,000	\$ -	
84	Contingency							
85	Miscellaneous Contingency	\$ -	\$ -	\$ 3,589	\$ 3,589	\$ 7,500	\$ 3,911	
86	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ 16,800	\$ 16,800	Community Wide Tree Trimming - High Trim Divided Over 5 YR Plan = Est \$16,800 per year
87	<b>Field Operations Subtotal</b>	<b>\$ 210,506</b>	<b>\$ 314,642</b>	<b>\$ 348,569</b>	<b>\$ 33,926</b>	<b>\$403,034</b>	<b>\$ 54,465</b>	
88								
89	<b>TOTAL EXPENDITURES</b>	<b>\$ 293,375</b>	<b>\$ 432,315</b>	<b>\$ 442,210</b>	<b>\$ 9,894</b>	<b>\$511,345</b>	<b>\$ 69,135</b>	
90								
91	<b>EXCESS OF REVENUES OVER</b>	<b>\$ 150,460</b>	<b>\$ 11,712</b>	<b>\$ -</b>	<b>\$ (8,078)</b>	<b>\$ -</b>	<b>\$ -</b>	

**Proposed Budget**  
**The Verandahs Community Development District**  
**Reserve Fund**  
**Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 05/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	<b>REVENUES</b>							
3	Interest Earnings							
4	Interest Earnings	\$ 35	\$ 35	\$ -	\$ 35	\$ -	\$ -	
5	Special Assessments							
6	Tax Roll*	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	
7								
8	<b>TOTAL REVENUES</b>	<b>\$ 35</b>	<b>\$ 35</b>	<b>\$ -</b>	<b>\$ 35</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	
9								
10	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
11								
12	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 35</b>	<b>\$ 35</b>	<b>\$ -</b>	<b>\$ 35</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	
13								
14	<b>EXPENDITURES</b>							
15								
16	Contingency							
17	Capital Reserves	\$ 13,800	\$ 13,800	\$ -	\$ (13,800)	\$ 25,000	\$ 25,000	
18	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
19								
20	<b>TOTAL EXPENDITURES</b>	<b>\$ 13,800</b>	<b>\$ 13,800</b>	<b>\$ -</b>	<b>\$ (13,800)</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	
21								
22	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ (13,765)</b>	<b>\$ (13,765)</b>	<b>\$ -</b>	<b>\$ (13,765)</b>	<b>\$ -</b>	<b>\$ -</b>	
23								

The Verandahs Community Development District

Debt Service

Fiscal Year 2022/2023

Chart of Accounts Classification	Series 2016	Budget for 2022/2023
REVENUES		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$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:

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

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2022/2023 O&M Budget		\$536,345.00
Pasco County Collection Cost @	2%	\$11,411.60
Early Payment Discounts @	4%	\$22,823.19
2022/2023 Total		\$570,579.79

2021/2022 O&M Budget	\$442,210.00
2022/2023 O&M Budget	\$536,345.00
Total Difference:	\$94,135.00

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
Series 2016 Debt Service - Single Family	\$593.10	\$593.10	\$0.00	0.00%
Operations/Maintenance - Single Family	\$850.70	\$1,031.79	\$181.09	21.29%
Total	\$1,443.80	\$1,624.89	\$181.09	21.29%
Series 2016 Debt Service - Single Family (prepaid)	\$48.39	\$48.39	\$0.00	0.00%
Operations/Maintenance - Single Family	\$850.70	\$1,031.79	\$181.09	21.29%
Total	\$899.09	\$1,080.18	\$181.09	21.29%
Series 2016 Debt Service - Townhome	\$320.74	\$320.74	\$0.00	0.00%
Operations/Maintenance - Townhome	\$425.35	\$515.89	\$90.54	21.29%
Total	\$746.09	\$836.63	\$90.54	21.29%
Series 2016 Debt Service - Townhome (prepaid)	\$48.39	\$48.39	\$0.00	0.00%
Operations/Maintenance - Townhome	\$425.35	\$515.89	\$90.54	21.29%
Total	\$473.74	\$564.28	\$90.54	21.29%

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$536,345.00
COLLECTION COSTS @	2.0%	\$11,411.60
EARLY PAYMENT DISCOUNTS @	4.0%	\$22,823.19
TOTAL O&M ASSESSMENT		\$570,579.79

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2016 DEBT SERVICE <sup>(1)</sup> <sup>(2)</sup>	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	DEBT SERVICE <sup>(3)</sup>	TOTAL <sup>(4)</sup>
Single Family	494	494	1.00	494.00	89.33%	\$509,704.19	\$1,031.79	\$593.10	\$1,624.89
Single Family (prepaid)	1	1	1.00	1.00	0.18%	\$1,031.79	\$1,031.79	\$48.39	\$1,080.18
Town Home	115	115	0.50	57.50	10.40%	\$59,327.92	\$515.89	\$320.74	\$836.63
Town Home (prepaid)	1	1	0.50	0.50	0.09%	\$515.89	\$515.89	\$48.39	\$564.28
	611	611		553.00	100.00%	\$570,579.79			

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%): (\$34,234.79)

Net Revenue to be Collected: \$536,345.00

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

<sup>(2)</sup> Reflects the number of total lots with Series 2016 debt outstanding.

<sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2016 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

<sup>(4)</sup> Annual assessment that will appear on November 2022 Pasco County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

## GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

### REVENUES:

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

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

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

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### EXPENDITURES – ADMINISTRATIVE:

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

## **EXPENDITURES - FIELD OPERATIONS:**

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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



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## RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

### REVENUES:

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

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### EXPENDITURES:

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



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## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

### REVENUES:

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

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### EXPENDITURES – ADMINISTRATIVE:

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



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Tab 2

## RESOLUTION 2022-04

**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 2022-2023 attached hereto as **Exhibit A** (“**FY 2022-2023 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 2022-2023 Budget;

**WHEREAS**, the provision of the activities described in the FY 2022-2023 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 2022-2023 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 2022-2023 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 2022-2023 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 2022-2023 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 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

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

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

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

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

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

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

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

**Passed and Adopted on July 5, 2022.**

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 2022-2023 Budget**  
**Exhibit B: Assessment Roll**





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# The Verandahs Community Development District

[verandahscdd.org](http://verandahscdd.org)

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**Proposed Budget for  
Fiscal Year 2022/2023**

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**Proposed Budget**  
**The Verandahs Community Development District**  
**General Fund**  
**Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 05/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	<b>REVENUES</b>							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 74	\$ 74	\$ -	\$ 74	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll	\$ 443,733	\$ 443,733	\$ 442,210	\$ 1,523	\$511,345	\$ 69,135	
8	Other Miscellaneous Revenues							
9	Miscellaneous Revenues	\$ 28	\$ 219	\$ -	\$ 219	\$ -	\$ -	
10								
11	<b>TOTAL REVENUES</b>	<b>\$ 443,835</b>	<b>\$ 444,026</b>	<b>\$ 442,210</b>	<b>\$ 1,816</b>	<b>\$511,345</b>	<b>\$ 69,135</b>	plus \$25K for reserves - total \$536,345
12								
13	<b>EXPENDITURES - ADMINISTRATIVE</b>							
14								
15	Legislative							
16	Supervisor Fees	\$ 7,600	\$ 11,400	\$ 12,000	\$ 600	\$ 12,000	\$ -	
17	Financial & Administrative							
18	Administrative Services	\$ 2,400	\$ 3,600	\$ 3,600	\$ -	\$ 3,744	\$ 144	Cost of living adjustment/No increase FY 19/20
19	District Management	\$ 13,333	\$ 20,000	\$ 20,000	\$ -	\$ 20,800	\$ 800	Cost of living adjustment/No increase FY 19/20
20	District Engineer	\$ 13,302	\$ 19,953	\$ 10,000	\$ (9,953)	\$ 10,000	\$ -	Confirmed with DE
21	Trustees Fees	\$ 3,704	\$ 3,704	\$ 4,500	\$ 796	\$ 4,500	\$ -	US Bank Series 2016
22	Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
23	Financial & Revenue Collections	\$ 3,067	\$ 4,600	\$ 4,600	\$ -	\$ 4,784	\$ 184	Cost of living adjustment/No increase FY 19/20
24	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,200	\$ 200	Cost of living adjustment/No increase FY 19/20

**Proposed Budget**  
**The Verandahs Community Development District**  
**General Fund**  
**Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 05/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
25	Accounting Services	\$ 10,763	\$ 16,144	\$ 16,144	\$ -	\$ 16,790	\$ 646	Cost of living adjustment/No increase FY 19/20
26	Auditing Services	\$ 2,529	\$ 3,700	\$ 3,700	\$ -	\$ 3,390	\$ (310)	25/26
27	Public Officials Liability Insurance	\$ 2,659	\$ 2,785	\$ 2,785	\$ -	\$ 3,191	\$ 406	Per Egis Estimate
28	Legal Advertising	\$ 726	\$ 1,089	\$ 750	\$ (339)	\$ 750	\$ -	
29	Dues, Licenses & Fees	\$ 275	\$ 275	\$ 175	\$ (100)	\$ 275	\$ 100	DEO
30	Website Hosting, Maintenance, Backup	\$ 2,338	\$ 2,737	\$ 2,737	\$ -	\$ 2,737	\$ -	Per contracts-No Change FY 2022-2023
31	Legal Counsel							
32	District Counsel	\$ 15,024	\$ 22,536	\$ 7,000	\$ (15,536)	\$ 20,000	\$ 13,000	Confirmed DC
33								
34	<b>Administrative Subtotal</b>	<b>\$ 82,870</b>	<b>\$ 117,673</b>	<b>\$ 93,641</b>	<b>\$ (24,032)</b>	<b>\$108,311</b>	<b>\$ 14,670</b>	
35								
36	<b>EXPENDITURES - FIELD OPERATIONS</b>							
37								
38	Electric Utility Services							
39	Utility Services	\$ 570	\$ 855	\$ 1,500	\$ 645	\$ 1,500	\$ -	No Change FY 2022-2023
40	Utility - Recreation Facilities	\$ 929	\$ 1,394	\$ 6,500	\$ 5,107	\$ 2,500	\$ (4,000)	FY 19-20 & FY 20-21 & FY 21-22
41	Street Lights	\$ 27,754	\$ 41,631	\$ 45,000	\$ 3,369	\$ 49,500	\$ 4,500	FY 22/23 With Estimated 10% Increase
42	Garbage/Solid Waste Control Services							
43	Garbage - Recreation Facility	\$ 196	\$ 294	\$ 700	\$ 406	\$ 721	\$ 21	Waste Management Contract + Estimated increase
44	Solid Waste Assessment	\$ 380	\$ 380	\$ 349	\$ (31)	\$ 418	\$ 69	FY 22/23 With Estimated 10% Increase
45	Water-Sewer Combination Services							
46	Utility Services - Recreation Facilities	\$ 568	\$ 852	\$ 5,000	\$ 4,148	\$ 2,500	\$ (2,500)	FY 19-20 & FY 20-21 & FY 21-22
47	Stormwater Control							
48	Aquatic Maintenance	\$ 8,750	\$ 13,125	\$ 15,000	\$ 1,875	\$ 15,000	\$ -	Per Solitude Contract \$15K

**Proposed Budget**  
**The Verandahs Community Development District**  
**General Fund**  
**Fiscal Year 2022/2023**

	<b>Chart of Accounts Classification</b>	<b>Actual YTD through 05/31/22</b>	<b>Projected Annual Totals 2021/2022</b>	<b>Annual Budget for 2021/2022</b>	<b>Projected Budget variance for 2021/2022</b>	<b>Budget for 2022/2023</b>	<b>Budget Increase (Decrease) vs 2021/2022</b>	<b>Comments</b>
49	Stormwater System Maintenance	\$ 2,900	\$ 4,350	\$ 2,500	\$ (1,850)	\$ 3,500	\$ 1,000	Structure Maintenance Items DE
50	Stormwater Assessment	\$ 319	\$ 319	\$ 100	\$ (219)	\$ 351	\$ 251	FY 22/23 With Estimated Increase
51	Aquatic Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	New Budget Item
52	Other Physical Environment							
53	General Liability Insurance	\$ 3,840	\$ 4,023	\$ 4,023	\$ -	\$ 4,608	\$ 585	Per Egis Estimate
54	Property Insurance	\$ 3,767	\$ 3,946	\$ 3,946	\$ -	\$ 4,520	\$ 574	Per Egis Estimate
55	Entry & Walls Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	Pressure washing/maintenance
56	Landscape Maintenance	\$ 58,005	\$ 85,500	\$ 85,500	\$ -	\$ 85,500	\$ -	Per Yellowstone Contract
57	Irrigation Maintenance & Repairs	\$ 4,768	\$ 7,152	\$ 13,300	\$ 6,148	\$ 13,300	\$ -	Per Yellowstone Contract + FY 19 -22
58	Rust Prevention	\$ 10,000	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ -	Per contract Suncoast Rust Control- \$1250
59	Landscape - Annuals	\$ 2,726	\$ 4,089	\$ 5,000	\$ 911	\$ 5,000	\$ -	Per Yellowstone Contract
60	Holiday Decorations	\$ -	\$ 1,800	\$ 1,800	\$ -	\$ 1,000	\$ (800)	CDD funds for holiday decorations
61	Tree Trimming Services	\$ 18,175	\$ 27,263	\$ 24,000	\$ (3,263)	\$ 27,400	\$ 3,400	Per New High Trim Contract 3/1/22 2yr Conserv Cutback Maint.+ Tree Removal + Addtl Services
62	Landscape Replacement Plants, Shrubs,	\$ 7,302	\$ 10,953	\$ 6,000	\$ (4,953)	\$ 16,000	\$ 10,000	FY 19-20 & FY 20-21 & FY 21-22
63	Landscape - Mulch	\$ 9,100	\$ 13,650	\$ 12,500	\$ (1,150)	\$ 12,500	\$ -	Per Yellowstone Contract
64	Landscape Fertilization & Pest	\$ 6,283	\$ 9,425	\$ 15,000	\$ 5,576	\$ 15,000	\$ -	Per Yellowstone Contract
65	Fire Ant Treatment	\$ -	\$ -	\$ 3,800	\$ 3,800	\$ 3,800	\$ -	Current expense
66	Landscape Inspection Services	\$ 5,000	\$ 7,500	\$ 7,500	\$ -	\$ 8,700	\$ 1,200	No Increase since FY 17/18 \$7500 to \$8700
67	Turf / Shrubs / Trees Treatment	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	Projects FY 22/23
68	Parks & Recreation							
69	Budgeted Personnel	\$ 24,702	\$ 39,411	\$ 39,411	\$ -	\$ 30,965	\$ (8,446)	Cost of living adjustment Club Staff \$3,618
70	General Management & Oversight	\$ -	\$ -	\$ -	\$ -	\$ 9,600	\$ 9,600	New breakout for contract
71	Maintenance & Repair	\$ 1,230	\$ 1,845	\$ 2,000	\$ 155	\$ 2,000	\$ -	

**Proposed Budget**  
**The Verandahs Community Development District**  
**General Fund**  
**Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 05/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
72	Telephone Fax, Internet	\$ 2,574	\$ 3,861	\$ 4,641	\$ 780	\$ 4,641	\$ -	No Change FY 2022-2023
73	Clubhouse - Facility Janitorial Service	\$ 4,840	\$ 7,260	\$ 7,100	\$ (160)	\$ 4,900	\$ (2,200)	Suncoast Sparking Revised Contract \$375 month + 1 off extra cleanings (BOS approved 4 total= \$400)
74	Pest Control	\$ -	\$ -	\$ 1,600	\$ 1,600	\$ 1,400	\$ (200)	Average annual cost Nvirotect/Antipesto
75	Computer Support, Maintenance & Repair	\$ -	\$ -	\$ 250	\$ 250	\$ 250	\$ -	
76	Facility A/C & Heating Maintenance &	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
77	Community Special Events	\$ 1,113	\$ 1,670	\$ -	\$ (1,670)	\$ 6,000	\$ 6,000	New FY 22/23 Budget Line Item CDD Funds
78	Security System Monitoring & Maintenance	\$ 450	\$ 700	\$ 700	\$ -	\$ 700	\$ -	Per SecuriTeam Contract + repairs
79	Fitness Equipment Lease	\$ 2,590	\$ 3,885	\$ 3,960	\$ 75	\$ 3,960	\$ -	Per Crestmark Contract + \$75 equip tax annual
80	Fitness Equipment Maintenance & Repairs	\$ 257	\$ 386	\$ 1,500	\$ 1,115	\$ 1,500	\$ -	Per FitRev PM Quarterly PM Service Contract + Labor
81	Fitness Equipment Extended Warranty	\$ -	\$ -	\$ -	\$ -	\$ 4,200	\$ 4,200	New FitRev 3 Year Fitness Equipment Parts Warrant
82	Office Supplies	\$ 559	\$ 839	\$ 300	\$ (539)	\$ 800	\$ 500	FY19-20, FY20-21, FY21-22 + News Letters/Mailers
83	Facility Supplies	\$ 859	\$ 1,289	\$ 2,000	\$ 712	\$ 2,000	\$ -	
84	Contingency							
85	Miscellaneous Contingency	\$ -	\$ -	\$ 3,589	\$ 3,589	\$ 7,500	\$ 3,911	
86	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ 16,800	\$ 16,800	Community Wide Tree Trimming - High Trim Divided Over 5 YR Plan = Est \$16,800 per year
87	<b>Field Operations Subtotal</b>	<b>\$ 210,506</b>	<b>\$ 314,642</b>	<b>\$ 348,569</b>	<b>\$ 33,926</b>	<b>\$403,034</b>	<b>\$ 54,465</b>	
88								
89	<b>TOTAL EXPENDITURES</b>	<b>\$ 293,375</b>	<b>\$ 432,315</b>	<b>\$ 442,210</b>	<b>\$ 9,894</b>	<b>\$511,345</b>	<b>\$ 69,135</b>	
90								
91	<b>EXCESS OF REVENUES OVER</b>	<b>\$ 150,460</b>	<b>\$ 11,712</b>	<b>\$ -</b>	<b>\$ (8,078)</b>	<b>\$ -</b>	<b>\$ -</b>	

**Proposed Budget**  
**The Verandahs Community Development District**  
**Reserve Fund**  
**Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 05/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	<b>REVENUES</b>							
3	Interest Earnings							
4	Interest Earnings	\$ 35	\$ 35	\$ -	\$ 35	\$ -	\$ -	
5	Special Assessments							
6	Tax Roll*	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	
7								
8	<b>TOTAL REVENUES</b>	<b>\$ 35</b>	<b>\$ 35</b>	<b>\$ -</b>	<b>\$ 35</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	
9								
10	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
11								
12	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 35</b>	<b>\$ 35</b>	<b>\$ -</b>	<b>\$ 35</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	
13								
14	<b>EXPENDITURES</b>							
15								
16	Contingency							
17	Capital Reserves	\$ 13,800	\$ 13,800	\$ -	\$ (13,800)	\$ 25,000	\$ 25,000	
18	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
19								
20	<b>TOTAL EXPENDITURES</b>	<b>\$ 13,800</b>	<b>\$ 13,800</b>	<b>\$ -</b>	<b>\$ (13,800)</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	
21								
22	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ (13,765)</b>	<b>\$ (13,765)</b>	<b>\$ -</b>	<b>\$ (13,765)</b>	<b>\$ -</b>	<b>\$ -</b>	
23								

The Verandahs Community Development District  
Debt Service  
Fiscal Year 2022/2023

Chart of Accounts Classification	Series 2016	Budget for 2022/2023
REVENUES		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$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:

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

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.



THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2022/2023 O&M Budget		\$536,345.00
Pasco County Collection Cost @	2%	\$11,411.60
Early Payment Discounts @	4%	\$22,823.19
2022/2023 Total		\$570,579.79

2021/2022 O&M Budget	\$442,210.00
2022/2023 O&M Budget	\$536,345.00
Total Difference:	\$94,135.00

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
Series 2016 Debt Service - Single Family	\$593.10	\$593.10	\$0.00	0.00%
Operations/Maintenance - Single Family	\$850.70	\$1,031.79	\$181.09	21.29%
Total	\$1,443.80	\$1,624.89	\$181.09	21.29%
Series 2016 Debt Service - Single Family (prepaid)	\$48.39	\$48.39	\$0.00	0.00%
Operations/Maintenance - Single Family	\$850.70	\$1,031.79	\$181.09	21.29%
Total	\$899.09	\$1,080.18	\$181.09	21.29%
Series 2016 Debt Service - Townhome	\$320.74	\$320.74	\$0.00	0.00%
Operations/Maintenance - Townhome	\$425.35	\$515.89	\$90.54	21.29%
Total	\$746.09	\$836.63	\$90.54	21.29%
Series 2016 Debt Service - Townhome (prepaid)	\$48.39	\$48.39	\$0.00	0.00%
Operations/Maintenance - Townhome	\$425.35	\$515.89	\$90.54	21.29%
Total	\$473.74	\$564.28	\$90.54	21.29%

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$536,345.00
COLLECTION COSTS @	2.0%	\$11,411.60
EARLY PAYMENT DISCOUNTS @	4.0%	\$22,823.19
TOTAL O&M ASSESSMENT		\$570,579.79

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2016 DEBT SERVICE <sup>(1)</sup> <sup>(2)</sup>	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	DEBT SERVICE <sup>(3)</sup>	TOTAL <sup>(4)</sup>
Single Family	494	494	1.00	494.00	89.33%	\$509,704.19	\$1,031.79	\$593.10	\$1,624.89
Single Family (prepaid)	1	1	1.00	1.00	0.18%	\$1,031.79	\$1,031.79	\$48.39	\$1,080.18
Town Home	115	115	0.50	57.50	10.40%	\$59,327.92	\$515.89	\$320.74	\$836.63
Town Home (prepaid)	1	1	0.50	0.50	0.09%	\$515.89	\$515.89	\$48.39	\$564.28
	611	611		553.00	100.00%	\$570,579.79			

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%): (\$34,234.79)

Net Revenue to be Collected: \$536,345.00

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

<sup>(2)</sup> Reflects the number of total lots with Series 2016 debt outstanding.

<sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2016 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

<sup>(4)</sup> Annual assessment that will appear on November 2022 Pasco County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

## GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

### REVENUES:

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

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

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

### EXPENDITURES – ADMINISTRATIVE:

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

## **EXPENDITURES - FIELD OPERATIONS:**

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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



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## RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

### REVENUES:

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

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### EXPENDITURES:

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



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## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

### REVENUES:

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

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### EXPENDITURES – ADMINISTRATIVE:

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



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**EXHIBIT B**  
Assessment Roll

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.

Tab 3

**RESOLUTION 2022-05**

**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 2022/2023, 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 2021-07, designating the dates, times and location for regular meetings of the Board of Supervisors for Fiscal Year 2021/2022.

**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 5th day of July, 2022.**

ATTEST:

**THE VERANDAHS COMMUNITY  
DEVELOPMENT DISTRICT**

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Assistant Secretary

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Chair / Vice Chair

**EXHIBIT “A”**

**BOARD OF SUPERVISORS MEETING DATES  
THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT  
REMAINDER OF FISCAL YEAR 2022/2023**

October 4, 2022  
November 1, 2022  
December 6, 2022  
January 3, 2023  
February 7, 2023  
March 7, 2023  
April 4, 2023  
May 2, 2023  
June 6, 2023  
July 4, 2023  
August 1, 2023  
September 5, 2023

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

Tab 4

**Cone Shaped Japanese Blueberry**





**Gold Mound Duranta**





Proposal #223026

Date: 06/22/2022

From: Josh Hamilton

## Proposal For

### The Verandahs CDD

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

main: 904-436-6270  
mobile:  
sloadholtz@rizzetta.com

## Location

### 13729 Royston Bend

Hudson, FL 34669

Property Name: The Verandahs CDD

Front Entrance Installation 1

Terms: Net 30

We Propose to install the following landscape:

Cone Shaped Japanese Blueberry to be installed in place of Dead Cedar Trees.

Fill around the gaps between trees with Gold Mound Duranta.

Fertilize and Touch up mulch in all newly planted beds.

Adjust irrigation to ensure complete coverage to all newly planted areas

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Installation Labor	1.00	\$647.42	\$647.42
45gal Cone Shaped Japanese Blueberry	5.00	\$675.00	\$3,375.00
3gal Gold Mound Duranta	12.00	\$18.00	\$216.00
Pine Bark Mulch	10.00	\$13.00	\$130.00
Irrigation Labor	2.00	\$66.23	\$132.46

Client Notes



Signature

X

SUBTOTAL	\$4,500.88
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SALES TAX	\$0.00
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TOTAL	\$4,500.88
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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

Josh Hamilton

Office:

jhamilton@yellowstonelandscape.com

# The Verandahs

Tampa, FL.

June 2022

Conceptual Rendering-Plants are depicted at mature stage



Existing

## Landscape Design Suggestions

Japanese Blueberry (J.B.)  
Infill Gold Mound Duranta (G.M.)



Potential



Proposal #223370

Date: 06/22/2022

From: Josh Hamilton

## Proposal For

### The Verandahs CDD

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

main: 904-436-6270  
mobile:  
sloadholtz@rizzetta.com

## Location

### 13729 Royston Bend

Hudson, FL 34669

Property Name: The Verandahs CDD

Front Entrance Installation 2

Terms: Net 30

We Propose to install the following landscape:

Cone Shaped Japanese Blueberry to be installed in place of dead Holly Trees on exit side of Chenwood Ave. just past the gate.

Fill in front of the trees with Gold Mound Duranta.

Fertilize and Touch up mulch in all newly planted beds.

Adjust irrigation ensure complete coverage to all newly planted areas.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Installation Labor	1.00	\$517.94	\$517.94
3gal gold Mound Duranta	9.00	\$18.00	\$162.00
45gal Cone Shaped Japanese Blueberry	5.00	\$675.00	\$3,375.00
Pine Bark Nuggets	10.00	\$13.00	\$130.00
Irrigation Labor	2.00	\$66.23	\$132.46

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Client Notes

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Signature

X

SUBTOTAL	\$4,317.40
SALES TAX	\$0.00
TOTAL	\$4,317.40

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

Josh Hamilton

Office:

jhamilton@yellowstonelandscape.com



# The Verandahs

Tampa, FL.

June 2022

Conceptual Rendering-Plants are depicted at mature stage



Existing

## Landscape Design Suggestions

Japanese Blueberry (J.B.)  
Infill Gold Mound Duranta (G.M.)

J.B.

G.M.



Potential



Proposal #223409

Date: 06/23/2022

From: Josh Hamilton

## Proposal For

### The Verandahs CDD

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

main: 904-436-6270  
mobile:  
sloadholtz@rizzetta.com

## Location

### 13729 Royston Bend

Hudson, FL 34669

Property Name: The Verandahs CDD

Front Entrance Installation 3

Terms: Net 30

## We Propose to install the following landscape:

Grind stumps from already removed hollies on entrance side of Chenwood Ave. before gate.

Install Cone Shaped Japanese Blueberry to be installed in place of already Removed Hollies.

Fill in front of Trees with Gold Mound Duranta.

Fertilize and Touch up mulch in all newly planted beds.

Adjust irrigation to ensure complete coverage to all newly planted areas.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Installation Labor	1.00	\$517.94	\$517.94
3gal Gold Mound Duranta	9.00	\$20.00	\$180.00
45gal Cone Shaped Japanese Blueberry	5.00	\$714.28	\$3,571.38
Pine Bark Nugget	10.00	\$14.29	\$142.86
Irrigation Labor	2.00	\$66.23	\$132.46
Stump Grinding	5.00	\$142.86	\$714.28

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Client Notes

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Signature

X

SUBTOTAL	\$5,258.92
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SALES TAX	\$0.00
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TOTAL	\$5,258.92
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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

Josh Hamilton

Office:

jhamilton@yellowstonelandscape.com



# The Verandahs

Tampa, FL.

June 2022

Conceptual Rendering-Plants are depicted at mature stage



Existing

## Landscape Design Suggestions

Japanese Blueberry (J.B.)  
Infill Gold Mound Duranta (G.M.)



\*Remove Shrubs on Left Side and Replace  
With Japanese Blueberry & Gold Mound  
Duranta. Potential





Proposal #219551  
Date: 06/08/2022  
From: Timothy Bowersox

Proposal For

The Verandahs CDD

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

main: 904-436-6270  
mobile:  
sloadholtz@rizzetta.com

Location

13729 Royston Bend

Hudson, FL 34669

Property Name: The Verandahs CDD

Removal of 5 Holly Trees at Exit Gate

Terms: Net 30

Removal of 5 Holly Trees at Exit Gate. This includes removal, Haul-off of all debris, Disposal and grinding of the stumps to a minimum depth of 8".

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Holly Tree removal	5.00	\$265.00	\$1,325.00

Client Notes

Signature

x

SUBTOTAL \$1,325.00

SALES TAX \$0.00

TOTAL \$1,325.00

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

Timothy Bowersox

Office:  
tbowersox@yellowstonelandscape.com



Proposal #219557  
Date: 06/08/2022  
From: Timothy Bowersox

Proposal For

The Verandahs CDD

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

main: 904-436-6270  
mobile:  
sloadholtz@rizzetta.com

Location

13729 Royston Bend  
Hudson, FL 34669

Property Name: The Verandahs CDD

Removal of 4 Red Cedar Trees at Exit Gate

Terms: Net 30

Removal of 4 Red Cedar Trees at Exit Gate. This includes removal, Haul-off of all debris, Disposal and grinding of the stumps to a minimum depth of 8".

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Red Cedar Tree removal	4.00	\$265.00	\$1,060.00

Client Notes

Signature

x

SUBTOTAL \$1,060.00

SALES TAX \$0.00

TOTAL \$1,060.00

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

Timothy Bowersox

Office:  
tbowersox@yellowstonelandscape.com



Proposal #222164

Date: 06/17/2022

From: Josh Hamilton

## 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

### Gold Mound Replacement at Entrance Sign

Terms: Net 30

We propose to remove any dead Gold Mound at the Entrance Sign bed and install new to fill in all voids.

Install Loropetalums on right side of entrance to fill in empty areas.

Fertilize all new plant material.

Adjust Irrigation to ensure complete coverage to all plant material.

Touch up mulch as need to give a neat and clean appearance in newly planted areas.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Installation Labor	1.00	\$500.00	\$500.00
Gold Mound Duranta	30.00	\$18.75	\$562.50
Mulch	10.00	\$9.25	\$92.50
Loropetalum	4.00	\$85.00	\$340.00

## Client Notes





Signature

x

SUBTOTAL \$1,495.00

SALES TAX \$0.00

TOTAL \$1,495.00

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

Josh Hamilton  
Office:  
jhamilton@yellowstonelandscape.com

Tab 5



**FAX (727) 938-4563**

**COUNTY:** *Pasco*

**TERMS:** Net Cash, 10 days from the date of invoice. In the event work requires more than 30 days to complete, we will invoice at the end of the month for all work performed in that month and will be entitled to receive payment of said invoice within 10 days from the date of invoice. Customer agrees to pay all costs of collection including court costs and reasonable attorney fees in state, federal, bankruptcy, and appellate courts. Claims, disputes and other matters in question arising out of or related to this project, are properly subject of venue in Pinellas County and the parties hereby waive other venue. A finance charge of 1 1/2% per month (18% per year) will be charged on all past due accounts.

**Conditions:** It is understood that the quantities stated are approximate only and that the final payment will be based upon field measurement of work performed. Unless otherwise specified the thickness quoted is average thickness within D.O.T. tolerance. Overrun caused by improper line and grade is to be paid for by customer. This quotation is void if our inspection reveals that base preparation is not in accordance with standard good practice.

**Responsibility:** Responsibility for positive drainage cannot be accepted when surfacing or overlaying is placed upon existing base with inadequate slope or grade. Not responsible for underground utilities or installations unless shown on plans or notified in writing. Cost of engineering, testing, inspection and approvals not included unless specified above.

**Acceptance:** Please indicate your acceptance below and return the original to us, retaining one copy for your file. All quotations are subject to approval by our credit department before becoming contracts.

**Liens:** It is understood that the work contemplated and the resulting improvements will, when completed, constitute a lien against the property (and in the event improvements are dedicated to public use or otherwise alienated by the owner, then SUNCOAST PAVING, INC. is entitled to a lien on all property abutting said improvement).

**General Terms:** This agreement will be governed and construed in accordance with the laws of the State of Florida.

**AGREEMENT AND PERSONAL GUARANTEE:** In consideration for any extension of credit by SUNCOAST PAVING, INC., to the company named above, the Company and each person signing below agree as follows:

- 1 To pay all sums owed when due.
- 2 To be jointly and severally liable with any other signer of this application for all sums owed by the Company. Any action on the part of one signer or notification to one signer shall be imputed to any other signer and the Company.
- 3 That venue for all legal for all action will be Pinellas County, Florida.
- 4 To pay all costs of collection including court costs and reasonable attorney fees in state, federal, bankruptcy and appellate courts.
- 5 To pay interest on past due accounts at the rate of 1 1/2% per month (18% annum).
- 6 This agreement shall be governed and construed in accordance with the laws of the State of Florida.

---



June 24, 2022

Proposal #14174622

Contact

Lynn Hayes  
Phone: 813 994-1001 (8024)  
LHayes@rizzetta.com

Customer

Rizzetta  
6241 Maisai Road  
Zephyrhills, Florida 33542

Job

Verandahs Community  
12321 Chenwood Avenue  
Hudson, FL 34669

**PROPERTY IMPROVEMENTS**

**Asphalt Repairs, Sealcoat, and Striping**

**Scope of work:**

1. Secure work areas for the safety of crew and public using barricades and/or cones.
2. Saw cut and remove 1 area of 1.5" of asphalt (6 x 60) approximately 360 square feet / 40 square yards.
3. Saw cut and remove 1 area of 1.5" of asphalt and excavate 6" of base (6 x 60) approximately 360 square feet / 40 square yards.
4. Backfill, grade and compact 1 area with 6" of crushed concrete base material (6 x 60).
5. Pave back using 1.5" of Type SP 9.5 hot mix asphalt in an area totaling approximately 720 square feet / 80 square yards.
6. Compact asphalt using steel vibratory and pneumatic rollers.
7. Thoroughly clean the entire asphalt area at the amenity center with power blowers and brooms to ensure proper bonding of the sealer.
8. To improve the sealer bonding effectively, drying quickly and helping prevent oil and grease spots from "bleeding" through the sealer, heavy oil spots will be coated with pavement surface primer.
9. Apply two separate spray coats of Federal Spec sealer over the entire asphalt surface per manufacturer's specifications, approximately 10,422 square feet.
10. Restripe the parking lot to match the existing configuration using DOT approved latex traffic paint to include 9 white parking stalls, 1 handicap parking stalls, and 2 white stop bars.
11. Restripe the road at Chenwood Avenue using thermoplastic paint to include 8 white directional arrows, 6 white "ONLY" pavement messages, one 24" white stop bar, eight 6" white skip lines, 1467 linear feet of white line, and 626 linear feet of yellow line.
12. Clean up the job site.

**Labor and Material - \$32,090.00**

**Notes:**

\*DUE TO THE CRITICAL NATURE OF ESCALATING MATERIAL COSTS, MATERIAL PRICES ARE SUBJECT TO POTENTIAL MONTHLY, WEEKLY OR DAILY CHANGES. SHOULD THIS SITUATION ARISE, ACPLM WILL PROVIDE DOCUMENTATION OF MATERIAL ADJUSTMENT(S). A BILLABLE CHANGE ORDER MAY BE REQUIRED DUE TO THESE CHANGES.

\*WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.



Office: 813.633.0548  
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,  
Tampa, FL 33619





June 24, 2022

Proposal #14174622

Contact

Lynn Hayes  
Phone: 813 994-1001 (8024)  
LHayes@rizzetta.com

Customer

Rizzetta  
6241 Maisai Road  
Zephyrhills, Florida 33542

Job

Verandahs Community  
12321 Chenwood Avenue  
Hudson, FL 34669

**PROPERTY IMPROVEMENTS**

**Notes continued:**

- \*THE ASPHALT IN THIS PROPOSAL IS RECYCLED MIX AT 110 Lb. YIELD, UNLESS OTHERWISE NOTED.
- \*MATERIAL ACCEPTANCE IS BASED UPON MATERIAL LAB RESULTS FROM ASPHALT SUPPLIER.
- \*PRIOR TO PAVING, A COPY OF THE ASPHALT SPECIFICATIONS, RESULTS OF BASE DENSITY TESTS WILL BE REQUIRED, OTHERWISE ANY SPECIFIC ASPHALT DENSITY REQUIREMENTS ARE WAIVED.
- \*NEW ASPHALT IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.
- \*THIS CONTRACTOR CANNOT BE RESPONSIBLE FOR POWER STEERING MARKS TO THE NEW ASPHALT.
- \*WORK TO BE DONE PER THE SPECIFICATIONS PROVIDED BY RIZZETTA. THIS CONTRACTOR SHALL FIELD MEASURE UPON COMPLETION OF THE PROJECT AND PAID FOR AT THE APPROPRIATE UNIT PRICE AS PROPOSED.
- \*ASPHALT REPAIR IS PROPOSED AT 1.5". IF UPON REMOVAL IT IS DETERMINED THAT REPAIR AREA IS THICKER THAN 1.5", A CHANGE ORDER WILL BE ISSUED FOR THE ADDITIONAL ASPHALT, TRUCKING AND LABOR REQUIRED TO COMPLETE THE REPAIR.
- \*NOT INCLUDED IN THIS PROPOSAL ARE PLANT OPENING FEES. IF NECESSARY, THIS ADDITIONAL ITEM WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- \*PROPOSAL DOES NOT INCLUDE TESTING, LANE CLOSURE, M.O.T., IMPACT FEES, SURVEYING, AS-BUILTS, EROSION CONTROL, PRIMING/SANDING, TACK, THERMOPLASTIC PAINT, SHOP DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- \*ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES TO INCLUDE PUBLIC UTILITIES AND PRIVATE UTILITIES SUCH AS, BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPE OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.



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Fax: 813.634.2686



[www.acplm.net](http://www.acplm.net)



2010 S 51st Street,  
Tampa, FL 33619



June 24, 2022

Proposal #14174622

Contact

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6241 Maisai Road  
Zephyrhills, Florida 33542

Job

Verandahs Community  
12321 Chenwood Avenue  
Hudson, FL 34669

**PROPERTY IMPROVEMENTS**

**Notes continued:**

- \*PROPOSAL DOES NOT INCLUDE IRRIGATION LINES, SPRINKLER HEADS, SOD, NOR LANDSCAPING. EVERY EFFORT WILL BE MADE NOT TO DAMAGE THESE ITEMS. HOWEVER, DUE TO THE NATURE OF THIS TYPE OF WORK AND THE DAMAGE ALREADY CAUSED BY THE ROOTS, SOME DAMAGE MAY OCCUR IN ORDER TO MAKE THE NECESSARY REPAIRS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER. IF WORK IS APPROVED, IT IS RECOMMENDED THE LANDSCAPING COMPANY IS MADE AWARE AND ON STAND BY.
- \*DUE TO THE NATURE AND SCOPE OF THIS WORK, THE LOCATION OF THIS WORK, THE MATERIAL, TRUCKING AND EQUIPMENT NECESSARY TO PERFORM THIS WORK, ACPLM MAY CAUSE SCUFFING AND ADVERSELY AFFECT THE AESTHETICS OF THE PAVEMENT IN AND AROUND THE WORK AREAS. ALTHOUGH EVERY EFFORT WILL BE MADE TO MINIMIZE ANY AND ALL AFFECTS, ACPLM CANNOT GUARANTEE AGAINST THEM. ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPE OF ITEMS WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- \*IT IS THE CUSTOMER'S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.
- \*BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREAS. THIS CONTRACTOR IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES AND TRACKING ASPHALT AND/OR TACK, NOR FOR DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.
- \*PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. THE COST OF THE PERMIT, IF REQUIRED, AND ALL COSTS ASSOCIATED WITH OBTAINING A PERMIT, AND ANY ADDITIONAL WORK, TESTING OR INSPECTIONS REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER
- \*90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.
- \*MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



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2010 S 51st Street,  
Tampa, FL 33619



June 24, 2022

Proposal #14174622

Contact

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Customer

Rizzetta  
6241 Maisai Road  
Zephyrhills, Florida 33542

Job

Verandahs Community  
12321 Chenwood Avenue  
Hudson, FL 34669

**PROPERTY IMPROVEMENTS**

## Customer Billing Information Form

Thank you for choosing ACPLM. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

The terms of your contract are:

- Terms – Net Upon Completion
- If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

Acceptance of Terms – Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Bill To (Name and Address):

Job Site Name and Address:

Billing Contact Name:

Billing Phone Number:

Email Address:

ACPLM Authorized Signature \_\_\_\_\_ *Lance Reed*

Customer's Authorized Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_



Office: 813.633.0548  
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,  
Tampa, FL 33619



June 24, 2022

Proposal #14174622

Contact

Lynn Hayes  
Phone: 813 994-1001 (8024)  
LHayes@rizzetta.com

Customer

Rizzetta  
6241 Maisai Road  
Zephyrhills, Florida 33542

Job

Verandahs Community  
12321 Chenwood Avenue  
Hudson, FL 34669

**PROPERTY IMPROVEMENTS**

**Terms – Net Upon Completion**

**If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due**

ACPLM Authorized Signature *Lance Reed*  
Lance Reed  
Cell: 813 992-6440 lreed@acplm.net

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Date of Acceptance \_\_\_\_\_

Customer's Authorized Signature \_\_\_\_\_

**Terms and Conditions:** Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration or deviation from the above specifications involving extra costs of material or labor will be an additional charge outside of the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. Customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 10 days from proposal date, after which prices are subject to change to accommodate current industry pricing.

**Proposal Amount - \$32,090.00**



Office: 813.633.0548  
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,  
Tampa, FL 33619

Tab 6

**MEMORANDUM**

**Date:** June 27, 2022  
**To:** Verandahs District Manager, CDD Boards  
**From:** Giacomo Licari, PE, District Engineer  
**Subject:** Verandahs CDD – Engineers Report – July 5 Board

---

**Report:**

- 1. Operations:**
  - a. None currently.
- 2. Construction Issue:**
  - a. Discussion of the Restriping and pavement Repair Proposals
- 3. Overall Permit Issues:**
  - a. None currently.
- 4. Ongoing Issue:**
  - a. None currently.

Distribution List:  
CDD Boards

Tab 7



# THE VERANDAHS

---

## FIELD INSPECTION REPORT



June 21, 2022  
Rizzetta & Company  
Jason Liggett – Field Services Manager



Rizzetta & Company  
Professionals in Community Management



# SUMMARY & CHENWOOD AVENUE

## General Updates, Recent & Upcoming Maintenance Events

- ❖ Correct red items on the report.
- ❖ Make sure lake bank mowing is being completed every month per the scope of services. If this cannot be completed, please notify district management.

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. Remove the magnolia leaf drop that is being pushed against the base of the plant material in the center island throughout Chenwood Avenue.



5. Lift the low hanging oak tree's branches along the sidewalk on chenwood avenue just pass southbridge terrace.
6. Remove the plastic tags in the recently installed crape myrtles in the center island at the clubhouse.
7. **Treat the turf weeds on the outbound side of chenwood avenue as you leave the clubhouse to head south.**
8. **Lift the singular oak trees at the luftburrow lane common area tract.**

2. Remove the moss in the jack frost Ligustrum on the outbound side of chenwood avenue before the cut in parking spot.
3. Diagnose and treat the browning in the turf on chenwood avenue just pass the entry gate. Area is showing signs of fungus.
4. Improve the vigor in the saint augustine on the inbound side of chenwood avenue just pass south bridge terrace.





# CHENWOOD AVENUE

9. Make sure all ponds are being mowed every week. If for some reason this can not be completed, please notify district management. During my inspection all of the ponds on the property were completed except for the Jillian circle pond.



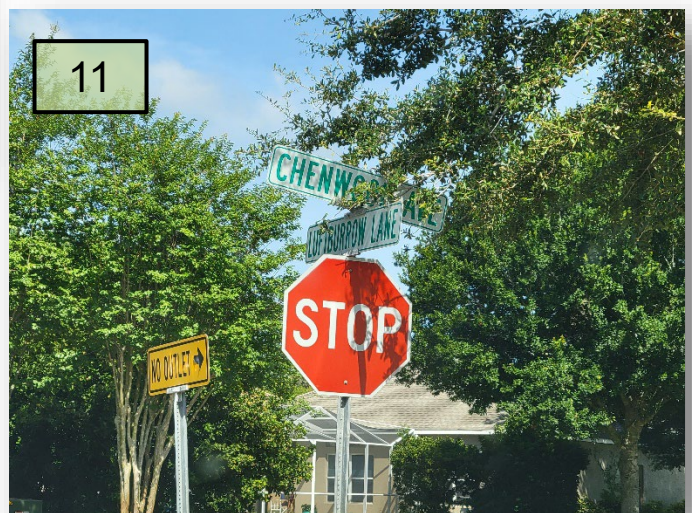
14. Make sure the crew are string trimming the back of the pond bank on the inbound side of white bluff road.
15. Treat the bed weeds at the last lift station on chenwood avenue pass the clubhouse.

10. The pond at Jillian circle is developing a lot of algae cover and needs to be addressed. (Pic 10)



- 11. Remove the oak tree limb covering the chenwood avenue sign at luftburrow lane and chenwood avenue.**

12. Trim the Viburnum hedge at the common area on south bridge terrace.
13. Treat the turf weeds throughout this common area above. Continue to improve turf.



Tab 8





9425 Osceola Dr.  
New Port Richey, FL 34654  
727-514-3889

To Whom it May Concern:

High Trim performed the monthly trimming of the conservation in the red areas on June 14<sup>th</sup>, 2022.



Thank you,  
Kristina Nordman  
Office Assistant

Tab 9

# SOLITUDE

LAKE MANAGEMENT



## The Verandahs Waterway Inspection Report

---

**Reason for Inspection:** Scheduled-recurring

**Inspection Date:** 2022-06-17

**Prepared for:**

District Manager  
Rizzetta & Company

**Prepared by:**

Jason Diogo, Aquatic Biologist

Wesley Chapel Field Office  
[SOLITUDELAKEMANAGEMENT.COM](http://SOLITUDELAKEMANAGEMENT.COM)  
888.480.LAKE (5253)

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140

**Comments:**

Normal growth observed

Site contains 2-3' band of algae along perimeter. Treatment was applied during inspection expect 7-14 days for results.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



June, 2022



June, 2022

130

**Comments:**

Site looks good

Very minor algae and submersed Slender Spike rush remain following previous treatment. Further reduction expected in the next week.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



June, 2022



June, 2022

80

**Comments:**

Normal growth observed

Site contains moderate algae growth along perimeter and shallow littoral zone. Treatment was applied at the time of inspection.

**Action Required:**

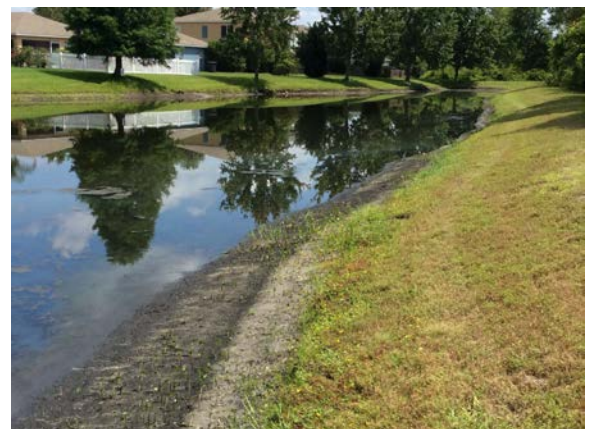
Routine maintenance next visit

**Target:**

Surface algae



June, 2022



June, 2022



90

**Comments:**

Site looks good

Site contains very minor sub-surface algae. Previous treatment for submersed Slender Spikerush was successful. Less than 5% remains.

**Action Required:**

Routine maintenance next visit

**Target:**

Sub-surface algae



June, 2022



June, 2022

220

**Comments:**

Treatment in progress

Site received 3rd treatment for heavy algae growth. A new nutrient reducing algaecide was applied to help mitigate future growth. Follow up required.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



June, 2022



June, 2022

F100

**Comments:**

Normal growth observed

Site was treated for minor algae and submersed weeds. Shoreline along back side needs trimming to allow service vehicles to access the entire perimeter(right).

**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation



June, 2022



June, 2022



## Site: F120

### Comments:

Treatment in progress

Site contains heavy algae and submersed Slender Spikerush. Alternate treatment was applied for more long term control. Expect 2-3 weeks for results.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



June, 2022



June, 2022

## Site: 150

### Comments:

Normal growth observed

Site continues to have heavy rebound on algae growth, most likely due to the very shallow nature of the pond.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



June, 2022



June, 2022

## Site: F160a

### Comments:

Normal growth observed

Perimeter Cattail and Carolina Willow growth continue to be targeted during maintenance.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



June, 2022



June, 2022

**Site:** F160b**Comments:**

Normal growth observed

Site contains minor algae and submersed Slender Spikerush. Treatments were applied for both at the time of inspection.

**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation



June, 2022



June, 2022

**Management Summary**

During this months inspection, we noted a lot of rebound growth on Algae and Submersed Slender Spikerush. Everything was treated during the inspection. Algae should dissipate within 2 weeks and the submersed vegetation in 6-8 weeks.

Site 220 received another treatment for the extreme algae growth. During this treatment we used a special algaecide with nutrient reducing capabilities in an attempt to limit future blooms. Time will tell if this approach is successful.

Site F100 needs some cut backs along the forested side to allow UTV access around the entire pond.

Water levels are still very low across the board. We're hoping that the onset of the rainy season will begin to fill the ponds and result in less algae growth.

Feel free to reach out with any questions. [jason.diogo@solitudelake.com](mailto:jason.diogo@solitudelake.com)

Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
140	Normal growth observed	Surface algae	Routine maintenance next visit
130	Site looks good	Surface algae	Routine maintenance next visit
80	Normal growth observed	Surface algae	Routine maintenance next visit
90	Site looks good	Sub-surface algae	Routine maintenance next visit
100	Treatment in progress	Surface algae	Routine maintenance next visit
F100	Normal growth observed	Submersed vegetation	Routine maintenance next visit
F120	Treatment in progress	Surface algae	Routine maintenance next visit
150	Normal growth observed	Surface algae	Routine maintenance next visit
F160a	Normal growth observed	Species non-specific	Routine maintenance next visit
F160b	Normal growth observed	Submersed vegetation	Routine maintenance next visit

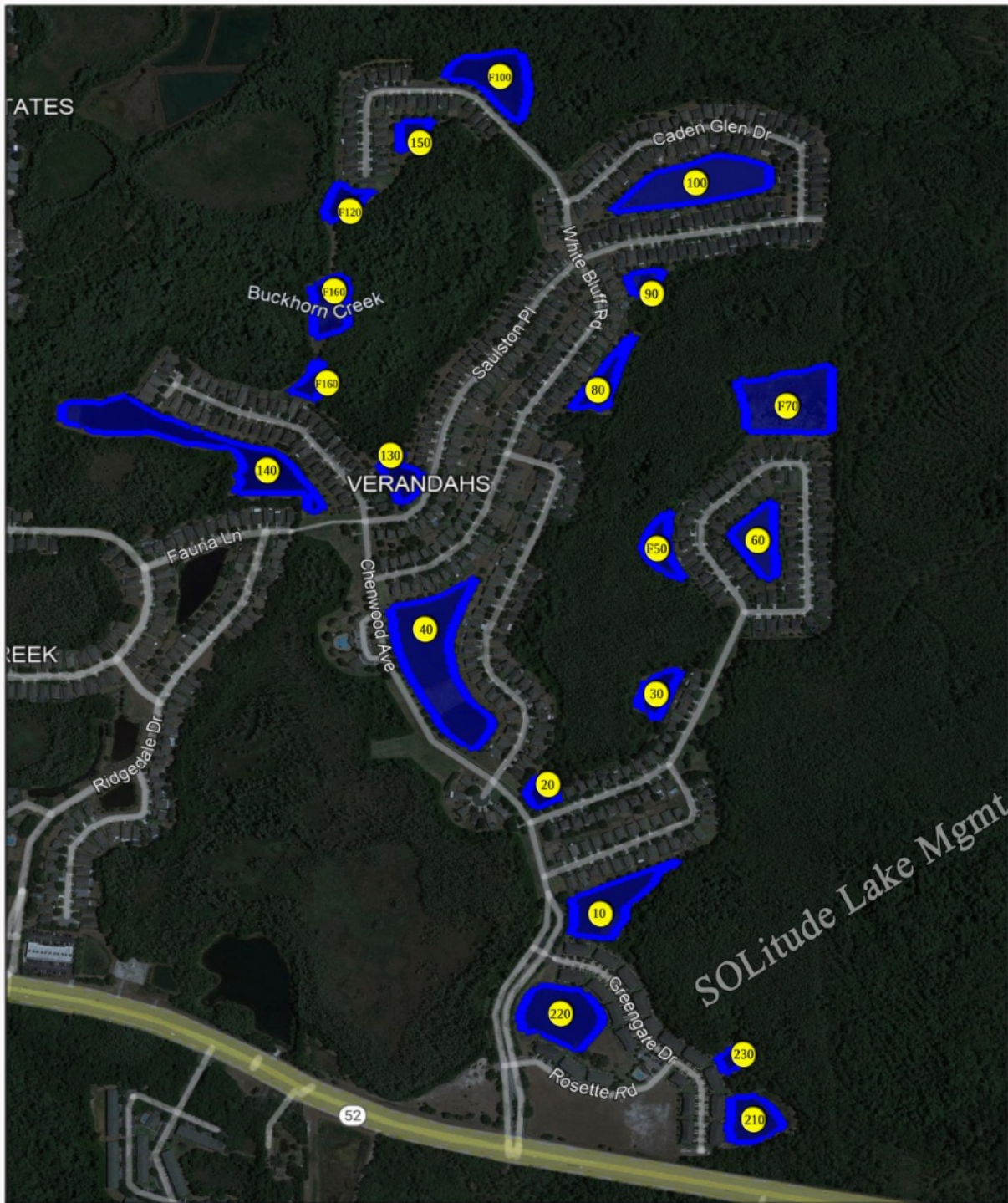




# The Verandahs CDD

Hudson, FL

1-888-480-5253



NPM 04/2022



## Service History Report

June 21, 2022  
50097

### The Verandahs CDD

Date Range: 05/01/22..05/31/22

Toll Free: (888) 480-5253  
Fax: (888) 358-0088  
www.solitudelakemanagement.com

=====

<b>Service Date</b>	<b>5/11/2022</b>	<b>13825</b>
<b>No.</b>	PI-A00811895	
<b>Order No.</b>	SMOR-595068	
<b>Contract No.</b>	SVR56101	

**Technician Name and State License #s**

Jason R. Diogo (FL-CM22805)

Service Item #	Description	Lake No.	Lake Name
<b>13825-LAKE-ALL</b>	<b>The Verandahs CDD - LAKE ALL</b>	20	
Technician's Comments:	Treated sites 1-5		
General Comments:	Inspected Lake		
Inspected for Aquatic Weeds			OK
Inspected for Undesirable Shoreline Vegetation			Treated
Inspected for algae			OK
Littoral Shelf Maintenance			Treated
Trash & Light Debris Removal			Completed per detailed contract specifications
Dye			OK

=====

<b>Service Date</b>	<b>5/18/2022</b>	<b>13825</b>
<b>No.</b>	PI-A00815001	
<b>Order No.</b>	SMOR-599807	
<b>Contract No.</b>	SVR56101	

**Technician Name and State License #s**

Jason R. Diogo (FL-CM22805)

Service Item #	Description	Lake No.	Lake Name
<b>13825-LAKE-ALL</b>	<b>The Verandahs CDD - LAKE ALL</b>	20	
Technician's Comments:	Treated Sites 210, 230, 220, 10, 20, 30, F50, 60, F70, 40, 130, 80, 90, 100, F100, 150, F120, F160, 140		
General Comments:	Inspected Lake		
Inspected for Aquatic Weeds			Treated
Inspected for Undesirable Shoreline Vegetation			Treated
Inspected for algae			Treated
Littoral Shelf Maintenance			Treated
Trash & Light Debris Removal			Completed per detailed contract specifications
Dye			OK

Tab 10

## Operations Report – June 2022



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

### **Facility Usage**

- 6/4/2022: Emerito Graduation Party
- 6/7/2022: CDD MEETING
- 6/11/2022: April Baby Shower
- 6/12/2022: Coleman Baby Shower
- 6/18/2022: Varrichio Bday Party
- 6/21/2022: HOA MEETING
- 6/22/2022: Townhouse HOA meeting

### **Resident Payment Log**

- 5/30/2022: Clubhouse rental Deposit ( 7/30/22 Riviera/Counts)
- 6/1/2022: Clubhouse rental deposit ( 6/12/22 Coleman)
- 6/22/22: Access Card replacement ( Bauer \$30.00)



Rizzetta & Company



### **Debit Card Reimbursement log**

- Amazon Monthly Subscription: 14.99
- Lowes: 2 new trash cans : 148.98

### **Suggestions/Concerns**

- Awaiting parts to repair middle treadmill
- Part for bike and leg extension
- Several Emails have been sent with DM support addressing the lengthy delay of service repairs.
- I would also to propose consideration for a credit card machine/capabilities for clubhouse reservations and access card replacement fees.
- In progress PLANNING FOR BACK TO SCHOOL BASH



Rizzetta & Company

Tab 11



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** August 2, @ 6:30 PM

**District  
Manager's  
Report**

July 5

**2022**

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**FINANCIAL SUMMARY**

**5/31/2022**

General Fund Cash & Investment Balance:	\$429,174
Reserve Fund Cash & Investment Balance:	\$200,035
Debt Service Fund Investment Balance:	\$141,083
<b>Total Cash and Investment Balances:</b>	<b>\$770,292</b>
<b>General Fund Expense Variance: \$6,292</b>	<b>Under Budget</b>

Tab 12

MINUTES OF MEETING

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of The Verandahs Community Development District was held on Tuesday, June 7, 2022, at 8:30 a.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> <i>(via conf. call)</i>
Sara Henk	<b>Board Supervisor, Asst. Secretary</b>
Sarah Nesheiwat	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Lynn Hayes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Vanessa Steinerts	<b>District Counsel, Straley Robin Vericker</b> <i>(via conf. call)</i>
Giacomo Licari	<b>District Engineer, Dewberry Engineering</b>
John Wegner	<b>Representative, Yellowstone Landscape</b>
Jason Liggett	<b>Landscape Inspection Services, Rizzetta &amp; Company Inc.</b> <i>(via conf. call) joined meeting at approx. 8:45 a.m.</i>

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

None.

**THIRD ORDER OF BUSINESS**

**Consideration of Community Tree  
Trimming Quotes**

Mr. Hayes presented two quotes received for community tree trimming and a brief discussion ensued about the quotes.

On a Motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the Yellowstone quote for thinning and the elevation of 27 Oak Trees from the gate to White Bluff Road at a cost of \$6,750, for the Verandahs Community Development District.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**  
No report.

**B. District Engineer**

Mr. Licari provided his written summary report and reviewed the Stormwater Needs Analysis Report with the Board. The Board requested that the District Engineer provide the scope of work to the District Manager so we can obtain quotes for restriping of the street and curbs at the entrance of the District, pavement seal and restripe of the clubhouse parking lot, and repairs necessary at the call box area to cut out and repave.

On a Motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors accepted the Stormwater Needs Analysis Report, for the Verandahs Community Development District.

**C. Landscape & Irrigation**

**I. Inspection Services**

Mr. Liggett presented the Inspection Services Report dated May 11, 2022. Mr. Wegner provided responses to the Field Service Report. The Board requested the Landscape vendor provide the following quotes to be included in the July 5, 2022 meeting. A quote to remove the old Hollie trees on the exit side of Chenwood Avenue just past the gate to include stump grinding and new conceptual picture design for this area, a quote to remove the cedar tree in picture 3 of the Landscape Inspection Report and replace the tree. A quote to remove the dead gold mound duranta at the center monument to the community, and a quote to install Lorapetlum on the inbound side of Chenwood Avenue before Rosette Road in the gap of existing Lorapetlum.

**D. High Trim Monthly Report**

Mr. Hayes presented the High Trim report.

**E. Presentation of Aquatics Report**

Mr. Hayes presented the aquatics report. The Board requested that Mr. Wilt inspect pond 220 and provide an update of when all the algae will be removed.

**F. Clubhouse Manager's Report**

Mr. Hayes presented the Clubhouse Manager's Report. The Board approved to change the clubhouse hours during the summer to 8:00 a.m. to 9:00 p.m. effective immediately. They also requested that the Clubhouse Manager complete the written incident report regarding the teenager and email it to the District Manager. They will also review the HOA written incident report and video and once all written incident reports and video are received the District Manager is to share this with District Counsel to seek advisement and a written violation letter to send to the teenager and suspend his privileges to use The Verandahs Community Development District property for 30 days.

**G. District Manager**

Mr. Hayes presented his report to the Board and announced that the next regularly scheduled meeting would be held on July 5, 2022, at 6:30 p.m. at the Verandahs Amenity Center located at 12375 Chenwood Avenue, Hudson, Florida 34669. He also informed the Board the general election qualifying period is at noon June 13<sup>th</sup> through June 17<sup>th</sup> to submit their paperwork to the Pasco County Supervisor of Elections Office. The next election (Seat 1- Tracy Mayle, Seat 4, and Stanley Haupt), Board members terms expire November 8, 2022. Mr. Thomas May indicated may not attend the July 5<sup>th</sup> meeting.

**TWELFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors Meeting Minutes  
held on May 3, 2022**

Mr. Hayes presented the May 3, 2022, meeting minutes and asked if there were any amendments necessary. There were none.

On a Motion by Mr. May, seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors meeting held on May 3, 2022, for the Verandahs Community Development District.



**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Operations &  
Maintenance Expenditures for April  
2022**

Mr. Hayes presented the April 2022 Operations & Maintenance Expenditures to the Board.

On a Motion by Ms. Nesheiwat, seconded by Ms. Henk, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for April 2022 (\$31,654.98), for The Verandahs Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Audience Comments**

A resident indicated there was an issue at the pool with a teenager.

**FIFTEENTH 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 Mr. May, with all in favor, the Board of Supervisors adjourned the meeting at 9:39 a.m., for The Verandahs Community Development District.

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

\_\_\_\_\_  
Chair / Vice Chair

Tab 13

# 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 May 2022 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2022 through May 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented:    **\$48,500.06**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# The Verandahs Community Development District

## Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Crestmark Vendor Finance	20220519-1	114717	Lease 193024-VF000 05/22	\$ 323.75
Dewberry Engineers Inc.	002699	2105223	Engineering Services 03/22	\$ 680.00
Dewberry Engineers Inc.	002699	2105225	Engineering Services Storm Water Report 03/22	\$ 1,325.00
Dewberry Engineers Inc.	002726	2119601	Engineering Services 04/22	\$ 510.00
Dewberry Engineers Inc.	002726	2119603	Engineering Services Storm Water Report 04/22	\$ 1,310.00
Digital South Communications, Inc.	002703	593515025	Monthly Phone Service 05/22	\$ 41.95
Felix Martinez	002727	052022 Martinez	Refund Of Deposit Of Clubhouse Rental 05/22	\$ 250.00
Frontier Communications of Florida	20220519-2	727-856-7773-073119-5 05/22	Clubhouse Internet & TV 05/22	\$ 318.97
Gina Guida	002715	051122 Guida	Refund Of Deposit Of Clubhouse Rental 05/22	\$ 250.00
High Trim, LLC	002706	4044	Tree Maintenance 05/22	\$ 2,200.00
Pasco County Property Appraiser	002710	042922	Pasco County Property Appraiser FY 22/23	\$ 150.00
Pasco County Utilities Services Branch	002720	16596031	12375 Chenwood Avenue 04/22	\$ 75.34

## The Verandahs Community Development District

### Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	002700	INV0000067833	District Management Fees 05/22	\$ 4,420.33
Rizzetta & Company, Inc.	002711	INV0000068085	Personnel Reimbursement 04/29/22	\$ 828.58
Rizzetta & Company, Inc.	002716	INV0000068135	Out of Pocket Expenses 04/22	\$ 130.00
Rizzetta & Company, Inc.	002721	INV0000068163	General Management & Oversight Personnel 05/13/22	\$ 1,630.55
Romaner Graphics	002717	21150	Sign Installation 05/22	\$ 190.00
Sara Henk	002705	SH-050322	Board of Supervisors Meeting 05/03/22	\$ 200.00
Sarah Nesheiwat	002709	SN050322	Board of Supervisors Meeting 05/03/22	\$ 200.00
Securiteam Inc	002712	15442	Quarterly Monitoring 05/22	\$ 150.00
Solitude Lake Management LLC	002722	PI-A00806940	Pond Maintenance 05/22	\$ 1,250.00
Stanley Haupt	002704	SH050322	Board of Supervisors Meeting 05/03/22	\$ 200.00
Straley Robin Vericker	002723	21443	Legal Services 04/22	\$ 1,314.00
Suncoast Rust Control, Inc	002718	04555	Chemicals for Rust Prevention 04/22	\$ 1,250.00

# The Verandahs Community Development District

## Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Suncoast Sparkling Cleaning Service Inc	002701	307	Clubhouse Cleaning 04/22	\$ 655.00
Thomas M May	002707	TM-050322	Board of Supervisors Meeting 05/03/22	\$ 200.00
Times Publishing Company	002728	0000226368 05/18/22	Acct# 45385 Legal Advertising 05/22	\$ 138.40
Tracy E. Mayle	002708	TM050322	Board of Supervisors Meeting 05/03/22	\$ 200.00
Waste Management Inc. of Florida	002713	0747530-1568-9	Waste Removal Clubhouse 03/01/22-05/31/22	\$ 45.00
Waste Management Inc. of Florida	002724	0752966-1568-7	Waste Removal Clubhouse 06/01/22-08/31/22	\$ 50.43
Withlacoochee River Electric Cooperative, Inc.	002702	10365384 04/22	Summary Billing 04/22	\$ 3,881.86
Withlacoochee River Electric Cooperative, Inc.	002729	10365384 05/22	Summary Billing 05/22	\$ 3,925.32
Yellowstone Landscape	002714	TM 356252	Sod Installation 04/22	\$ 231.00
Yellowstone Landscape	002719	TM 366997	Irrigation Repair 04/22	\$ 366.00
Yellowstone Landscape	002725	TM 356750	Monthly Landscape Maintenance 05/22	\$ 8,807.58
Yellowstone Landscape	002725	TM 369837	Annual Mulch Installation 05/22	\$ 9,100.00

## The Verandahs Community Development District

### Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	002730	TM 369838	Winter Annuals 05/22	\$ 864.00
Yellowstone Landscape	002730	TM 369839	Spring Flowers Annuals 05/22	<u>\$ 837.00</u>
<b>Report Total</b>				<b><u>\$ 48,500.06</u></b>