



Rizzetta & Company

The Verandahs Community Development District

Board of Supervisors Meeting November 7, 2023

District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
813.994.1001

www.theverandahscdd.org

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors	Stanley Haupt Thomas May Tracy Mayle Sarah Nesheiwat Cheryl Michaels	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Manager	Sean Craft	Rizzetta & Company, Inc.
District Counsel	Vivek Babbar	Straley Robin & Vericker
District Engineer	Giacomo Licari	Dewberry Engineering, Inc.

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

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

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

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

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614

October 30, 2023

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

AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of The Verandahs Community Development District will be held on Tuesday, November 7, 2023 at 6:30 p.m., at the Verandahs Amenity Center, 12375 Chenwood Ave., Hudson, FL 34669. The following is the agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. Solitude
 - i. Review of Aquatics Inspection Report..... Tab 1
 - B. Landscape Inspection Specialist
 - i. Review of Landscape Inspection Report Tab 2
 - ii. Consideration of RFP for Landscape & Irrigation Maintenance Services Tab 3
 - C. Yellowstone
 - i. Review of Landscape Comments - Under Separate Cover
 - D. Hi-Trim
 - i. Review of Hi Trim Report Tab 4
 - E. District Counsel
 - F. District Engineer
 - G. District Clubhouse Manager
 - i. Review of Clubhouse Manager Report..... Tab 5
 - H. District Manager
 - i. Review of District Manager's Report Tab 6
 - ii. Presentation of Website Compliance Report Tab 7
- 4. BUSINESS ITEMS**
 - A. Ratification of Audit for Fiscal Year 2022 Tab 8
 - B. Discussion of Tree Replacement on White Bluff Tab 9
 - C. Consideration of Solitude Renewal Tab 10
 - D. Discussion of Signage at Ponds

5. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on October 3, 2023 Tab 11
- B. Consideration of Operation & Maintenance Expenditures for September 2023..... Tab 12

6. SUPERVISOR REQUESTS

7. 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,

Sean Craft

Sean Craft
District Manager

Tab 1

SOLITUDE

LAKE MANAGEMENT



The Verandahs CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2023-10-16

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

Jason Diogo, Aquatic Biologist

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

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140

Comments:

Normal growth observed
Site has responded very well to repeated treatments for submersed weeds. Minor sub-surface algae beginning to develop. Treatment will be applied during next service.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



130

Comments:

Normal growth observed
Site continues to see fast rebound of submersed Slender Spikerush. New growth can be seen along the shallow perimeter. Treatment was applied at the time of inspection

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



80

Comments:

Site looks good
Site was recently treated for heavy surface algae. Treatment was successful. less than 5% remained at the time of inspection. Shoreline tree limbs require trimming for access.

Action Required:

Routine maintenance next visit

Target:



90

Comments:

Site looks good
No issues observed at the time of inspection.



Action Required:

Routine maintenance next visit

Target:

100

Comments:

Normal growth observed
Minor shoreline weeds present.
No other issues observed at the time of inspection.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

F100

Comments:

Site looks good
Recent treatment for algae and submersed weeds was successful.
No issues at the time of inspection.



Action Required:

Routine maintenance next visit

Target:

Site: F120

Comments:

Normal growth observed
Very minor shoreline weeds present. Open water looks good.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 150

Comments:

Normal growth observed
Recent treatment for submersed Lemon Bacopa was successful. 0% remains. Moderate shoreline weed growth was treated during inspection. Expect 2 weeks for fallout.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: F160a

Comments:

Normal growth observed
Minor algae developing within the submerged timber along the perimeter. Treatment was applied at the time of inspection. Expect 7-14 days for results.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: F160b

Comments:

Normal growth observed
Minor rebound growth of Submersed Slender Spikerush(right). Treatment was applied during inspection. Expect 4-6 weeks for complete results.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Management Summary

Overall, the sites in this month's inspection look excellent. Previous treatments have all been successful and any new growth noticed was treated and expected to fall out before it becomes unsightly. Our proactive approach has been paying dividends over the last few months. All nuisance vegetation is treated during it's early stages which keeps the ponds looking as clean as possible for as long as possible.

Site 150 had a bit of an issue with submersed Lemon Bacopa over the last 2 months. It was topped out on the surface across 30% of the pond. Systemic treatments for submersed weeds like this typically take the longest to bear fruit, roughly 4-8 weeks. As you'll see in the photos, it's all fallen out now and the pond looks great. There was still some shoreline weed growth, but that was all sprayed and should be dead by the time you read this.

We're beginning to have some access issues on sites 60 and 80. The limbs on the trees surrounding the ponds are all a bit overgrown and require trimming to allow UTV access. We typically need about 8ft of clearance from the lowest limb to the ground to fit our vehicles through. As you can see from the photo on page 3, there's very little space, which forces us to drive on private property to get all the way around.

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

Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
140	Normal growth observed	Sub-surface algae	Routine maintenance next visit
130	Normal growth observed	Submersed vegetation	Routine maintenance next visit
80	Site looks good		Routine maintenance next visit
90	Site looks good		Routine maintenance next visit
100	Normal growth observed	Shoreline weeds	Routine maintenance next visit
F100	Site looks good		Routine maintenance next visit
F120	Normal growth observed	Shoreline weeds	Routine maintenance next visit
150	Normal growth observed	Shoreline weeds	Routine maintenance next visit
F160a	Normal growth observed	Surface algae	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

Tab 2

THE VERANDAHS

FIELD INSPECTION REPORT



October 25, 2023
Rizzetta & Company
Jason Liggett – Field Services Manager



Rizzetta & Company
Professionals in Community Management

SUMMARY & CHENWOOD AVENUE

General Updates, Recent & Upcoming Maintenance Events

- ❖ Replace the dead saint Augustine in between the pool area and amenity center. We still have areas on the outbound side of Chenwood Ave as you are leaving the community that have progressively started to decline.
- ❖ Annuals should never be left in the shape that they are in. More site visits from management need to be made to identify these issues.

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

1. During my inspection, the annual beds are in very bad shape these need to be replaced under warranty. If the district spends money on lants it is expected to be monitored and maintained.(Pic 1)



Chenwood Ave after you enter the pedestrian gate.

5. Check the irrigation at the corner of Roystone bend and Cehnwood Ave. This area look to not be getting water. (Pic 5)



2. Remove the magnolia leaf drop that is piling up under the plant material beds in the center island on chenwood ave.(Pic 2>)
3. Yellowstone to diagnose and treat the decline the gold mound duranta in the center island on Chenwood ave before you go into the entrance gate. Make sure there is no white fly or pest present.



4. **Treat the dollar weed in the center island on**

CHENWOOD AVENUE

6. During my inspection, the dead sod areas in between the pool and amenity center along with the area to the south of the amenity center look to have been sprayed out to be replaced. Is this the case? These areas needs to be replaced if not. (Pic 8,8a)



7. Eradicate the turf weeds in the newly installed Saint Augustine in the center island in the front of the clubhouse. We want to get ahead of this, so it doesn't take over.
8. Treat the turf weeds in the Saulston Place common are tract throughout the Saint Augustine.
9. The oak tree is still on the ground at the end of White Bluff road. Yellowstone to remove the tree. **Does the board want to replace this with another type of tree?**(Pic 9)



10. During my inspection I haven't noticed any change in the Saint Augustine on the exit side of Chenwood Ave as you are leaving the community. Has this been treated? What is the plan?(Pic 10,10a)



CHENWOOD AVENUE

11. Throughout the district as we get into the cooler months look over oak trees and perform contract lifting of 15 feet over roadways and 10 feet over common areas.



Tab 3

PROJECT MANUAL
FOR
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES
THE VERANDAHS COMMUNITY
DEVELOPMENT DISTRICT

November 2023

**VERANDAHS COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

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**VERANDAHS COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

EVALUATION CRITERIA

Personnel

(20 Points Possible) (_____ Points Awarded)

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____

Proposed Staffing Levels

Landscape Maintenance staff will include; _____ laborers, _____ Supervisors, and _____ Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

2. Experience

(20 Points Possible) (_____ Points Awarded)

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc)

1. Project Name/Location: _____
Contact: _____ Contact Phone: _____
Project Type/Description: _____
Dollar Amount of Contract: _____
Your Company's Detailed Scope of Services for Project: _____

Duration of Contract: START DATE: _____ END DATE _____

2. Project Name/Location: _____
Contact: _____ Contact Phone: _____
Project Type/Description: _____
Dollar Amount of Contract: _____
Your Company's Detailed Scope of Services for Project: _____

Duration of Contract: START DATE: _____ END DATE _____

3. Project Name/Location: _____
Contact: _____ Contact Phone: _____
Project Type/Description: _____
Dollar Amount of Contract: _____

Experience cont.

Your Company's Detailed Scope of Services for Project: _____

Duration of Contract: START DATE: _____ END DATE _____

4. Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Your Company's Detailed Scope of Services for Project: _____

Duration of Contract: START DATE: _____ END DATE _____

5. Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Your Company's Detailed Scope of Services for Project: _____

Duration of Contract: START DATE: _____ END DATE _____

3. Understanding Scope of RFP (15 Points Possible) (_____ Points Awarded)

Does the proposal demonstrate an understanding of the District’s needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?

4. Financial Capacity (5 Points Possible) (_____ Points Awarded)

Demonstration of financial resources and stability as a business entity necessary to implement and execute the services required as discussed in Landscape Maintenance Agreement. At a minimum, Proposer must include proof of ability to provide insurance coverage as required by the District as well as “Compiled” Financial Statements current to within twelve (12) months.

5. Price (25 Points Possible) (_____ Points Awarded)

A full twenty-five (25) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL THREE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST AND SECOND ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer’s bid and is then multiplied by the number of points possible in this part of the Price evaluation. *

* Contractor “A” turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 25 points. Contractor “B” turns in a bid of \$265,000. Bid “A” is divided by Bid “B” then multiplied by the number of points possible (25). $(210,000/265,000) \times 25 = 19.81$, therefore, Contractor “B” will receive 19.81 of 25 possible points. Contractor “C” turns in a bid of \$425,000. Bid “A” is divided by Bid “C” then multiplied by the number of points possible (25). $(210,000/425,000) \times 25 = 12.35$, therefore, Contractor “C” will receive 12.35 of 25 points.

6. Reasonableness of ALL Numbers (15 Points Possible) (_____ Points Awarded)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor’s field measurements) provided in Parts 1,2,3,4, 5 & 6.

Proposer’s Total Score (100 Points Possible) (_____ Points Awarded)

**PROPOSAL FORM
PART IV PRICING**

NOTE: *This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the two potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.*

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance \$ _____/Year

Storm Cleanup \$ _____/hr.

Freeze Protection (description of ability) _____

\$ _____/application (Contractor to identify those plants susceptible to freeze and estimate cost to cover per application)

Hand Watering

\$ _____/hr. for employee with hand-held hose

\$ _____/hr. for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials) \$ _____/Year
(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ST. AUGUSTINE (per specifications in Part 2) cont.				

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)

\$ _____/Yr.
 (If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS *(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)*

OTC Injections (All labor and materials)
 (based on your recorded quantities below)

\$ _____/Yr.

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.

\$ _____/ Yr.

Top Choice application will be performed at the sole discretion of the District's BOS *(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)*

PART 4

Irrigation (All labor and materials) \$ _____/Yr.

Freeze Protection (description of ability) _____ _____ _____ _____ _____ \$ _____/application <u>(do not include in Irrigation Total or Grand Total)</u> After hours emergency service hourly rate \$ _____ /HR. (i.e. broken mainlines, pump & wells, etc.) <u>Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.</u>

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

_____ CY Medium Pine Bark Mulch per specs for a fall top-dressing at \$ _____/CY (April Application)

And

_____ CY Medium Pine Bark Mulch per specs for a fall top-dressing at \$ _____/CY (October Application)

**Installation of Medium Pine Bark Mulch \$ _____/Yr.
(This is the total cost of mulching for the year - do not include in Grand Total)**

Should the District choose to switch to Shredded Cypress Mulch, please provide a per cubic yard price.

\$ _____ / CY Shredded Cypress Mulch

Each top-dressing shall leave all beds with a depth of 3" after compaction

The District reserves the right to subcontract any mulching event to an outside vendor

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ _____ /Yr.

FIRST ANNUAL RENEWAL

\$ _____ /Yr.*

SECOND ANNUAL RENEWAL

\$ _____ /Yr.*

***Unless prices are to remain the same throughout the initial contract term and each of the two possible annual renewal periods, the Proposer must supply a complete pricing form for each of the two possible annual renewal periods.**

**PROPOSAL FORM
PART IV PRICING**

NOTE: NOTE: This pricing form is intended to cover pricing for the first annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance \$ _____/Yr.

<p>Storm Cleanup \$ _____/hr.</p> <p>Freeze Protection (description of ability) _____</p> <hr/> <p>\$ _____/application (Contractor to identify those plants susceptible to freeze and estimate cost to cover per application)</p> <p>Hand Watering</p> <p>\$ _____/hr. for employee with hand-held hose</p> <p>\$ _____/hr. for water truck/tanker</p> <p><u>These prices are informational only and NOT to be included in General Landscape Maintenance Cost</u></p>

PART 2

Fertilization (All labor and materials) \$ _____/Yr.
(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ST. AUGUSTINE (per specifications in Part 2) cont.				

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

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MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

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The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)

\$ _____/Yr.
 (If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS *(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)*

OTC Injections (All labor and materials)
 (based on your recorded quantities below)

\$ _____/Yr.

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)

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For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.

\$ _____/ Yr.

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PART 4

Irrigation (All labor and materials) \$ _____/Yr.

Freeze Protection (description of ability) _____ _____ _____ _____ _____ \$ _____/application <u>(do not include in Irrigation Total or Grand Total)</u> After hours emergency service hourly rate \$ _____ /HR. (i.e. broken mainlines, pump & wells, etc.) <u>Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.</u>

PART 5

Based on quantities determined by Contractor’s field measurements at time of bidding, Contractor shall install:

_____ CY Medium Pine Bark Mulch per specs for a fall top-dressing at \$ _____/CY (October Application)

And

_____ CY Medium Pine Bark Mulch per specs for a fall top-dressing at \$ _____/CY (October Application)

**Installation of Medium Pine Bark Mulch \$ _____/Yr.
(This is the total cost of mulching for the year - do not include in Grand Total)**

Should the District choose to switch to Shredded Cypress Mulch, please provide a per cubic yard price.

\$ _____ / CY Shredded Cypress Mulch

Each top-dressing shall leave all beds with a depth of 3” after compaction

The District reserves the right to subcontract any mulching event to an outside vendor

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ _____ /Yr.

FIRST ANNUAL RENEWAL \$ _____ /Yr.*
SECOND ANNUAL RENEWAL \$ _____ /Yr.*

***Unless prices are to remain the same throughout the initial contract term and each of the two possible annual renewal periods, the Proposer must supply a complete pricing form for each of the two possible annual renewal periods.**

**PROPOSAL FORM
PART IV PRICING**

NOTE: This pricing form is intended to cover pricing for the second annual renewal if price changes.

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General Landscape Maintenance \$ _____/Yr.

Storm Cleanup \$ _____/hr.

Freeze Protection (description of ability) _____

\$ _____/application (Contractor to identify those plants susceptible to freeze and estimate cost to cover per application)

Hand Watering

\$ _____/hr. for employee with hand-held hose

\$ _____/hr. for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

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Fertilization (All labor and materials) \$ _____/Yr.

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MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

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BAHIA (per specifications in Part 2)				
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ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

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MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)

\$ _____/Yr.
(If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS *(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)*

OTC Injections (All labor and materials)
(based on your recorded quantities below)

\$ _____/Yr.

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.

\$ _____/ Yr.

Top Choice application will be performed at the sole discretion of the District's BOS *(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)*

PART 4

Irrigation (All labor and materials) \$ _____/Yr.

Freeze Protection (description of ability) _____ _____ _____ _____ _____ \$ _____/application <u>(do not include in Irrigation Total or Grand Total)</u> After hours emergency service hourly rate \$ _____ /HR. (i.e. broken mainlines, pump & wells, etc.) <u>Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.</u>

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

_____ CY Medium Pine Bark Mulch per specs for a fall top-dressing at \$ _____/CY (October Application)

And

_____ CY Medium Pine Bark Mulch per specs for a fall top-dressing at \$ _____/CY (October Application)

**Installation of Medium Pine Bark Mulch \$ _____/Yr.
(This is the total cost of mulching for the year - do not include in Grand Total)**

Should the District choose to switch to Shredded Cypress Mulch, please provide a per cubic yard price.

\$ _____ / CY Shredded Cypress Mulch

Each top-dressing shall leave all beds with a depth of 3" after compaction

The District reserves the right to subcontract any mulching event to an outside vendor

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ _____/Yr.

SECOND ANNUAL RENEWAL

\$ _____/Yr.*

***Unless prices are to remain the same throughout the initial contract term and each of the two possible annual renewal periods, the Proposer must supply a complete pricing form for each of the two possible annual renewal periods.**

**LANDSCAPE AND IRRIGATION MAINTENANCE
RATES FOR ADDITIONAL SERVICES**

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

- | | | |
|----|---|------------------|
| A. | Mowers w/operator | \$ _____ Hour |
| B. | Bush-Hog w/operator | \$ _____ Hour |
| C. | Tractor w/operator | \$ _____ Hour |
| D. | Supervisor with Transportation | \$ _____ Hour |
| E. | Laborer with hand equipment | \$ _____ Hour |
| F. | Truck w/driver | \$ _____ Hour |
| G. | Irrigation Tech | \$ _____ Hour |
| H. | Granular Pesticide Applicator | |
| | Person with Drop Spreader | \$ _____ Hour |
| I. | Liquid Pesticide Applicator | |
| | Person with Spray Truck | \$ _____ Hour |
| J. | Granular Fertilizer Applicator | |
| | Person with Drop Applicator | \$ _____ Hour |
| K. | Liquid Fertilizer Applicator | |
| | Person with Spray Truck | \$ _____ Hour |
| L. | Granular Weed Control Applicator | |
| | Person with Drop Applicator | \$ _____ Hour |
| M. | Liquid Weed Control Applicator | |
| | Person with Spray Truck | \$ _____ Hour |
| N. | Laborer for Additional Trash Pick-Up | \$ _____ Hour |
| O. | Lump Sum Mowing ⁽¹⁾ , entire community | \$ _____ Per Mow |

¹ Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

**AGREEMENT FOR LANDSCAPE AND IRRIGATION MAINTENANCE
SERVICES BETWEEN VERANDAHS COMMUNITY DEVELOPMENT
DISTRICT AND _____**

THIS AGREEMENT (the “Agreement”) is made and entered into this ____ day of _____, 2023, by and between:

Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Pasco County, Florida, whose mailing address is 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544 (the “District”); and

_____, a _____, whose address is: _____

(the “Contractor”).

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including but not limited to, landscaping and irrigation improvements; and

WHEREAS, the District desires to retain an independent contractor to provide landscape and irrigation maintenance services within the District; and

WHEREAS, Contractor represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The duties, obligations, and responsibilities of the Contractor are to provide the services, labor and materials necessary for the provision of landscape and irrigation maintenance services as described herein and in **Exhibit A** (the “Services”), attached hereto and incorporated by reference herein, within the District. Such lands on which

Services shall be provided as more particularly described and shown on **Exhibit B**, attached hereto and incorporated herein by reference.

- B.** Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. Contractor shall use industry best practices and procedures when carrying out the Services. Any additional compensation for additional services shall be paid only as negotiated between the parties and upon the written authorization of the District.
- C.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.
- D.** In the event that time is lost due to heavy rains (“Rain Days”), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the time during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days, but shall not provide services on Sundays.
- E.** The Contractor shall report directly to the District’s Designee who shall be Darryl Adams, District Manager or the District’s Field Services Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage and shall follow and be responsible for the Services set forth in **Exhibit A** on the property as provided in **Exhibit B**. Contractor agrees to repair any damage resulting from Contractor’s activities and work within twenty-four (24) hours. This includes, but is not limited to, damage caused by Contractor to irrigation heads and lines, landscape, grasses or any other District or landowner properties or improvements.
- F.** The Contractor agrees to meet with a District representative, when requested, to walk the property to discuss conditions, schedules, and items of concern regarding this Contract. At that time, the District will compile a list of landscape related items (Field Inspection Report) that should be performed before the next walk through or other designated time. The Contractor shall be required to explain, in writing, what actions shall be taken to remedy those findings within the specified amount of time as requested by the District (typically seven (7) calendar days). If the Contractor does not respond within the specified time, the first offense will result in a written warning; the second offense will result in a second written warning and the Board of Supervisors for the District will be notified; the third offense may terminate this contract for cause at the District’s discretion. If the deficient items have not been rectified to the District’s satisfaction within the stated time provided in the response to the Field Inspection Report, (but in no circumstance no longer than a 1-month period), the District reserves the right to subcontract out such work and withhold the cost of such work from the Contractor’s next monthly invoice. The District will be responsible for scheduling the inspections. The District must have no less than ten (10) days’ notice if there is a need

to reschedule. Inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Contract Work. Contractor shall provide to management a written summary of work performed for each week with notification of any problem areas.

SECTION 3. COMPENSATION; TERM.

The District agrees to pay Contractor for the Contract Work, a not to exceed sum of _____ **Dollars and no/100 (\$XXX,XXX.00)** during the initial term as well as the first and second annual renewals of the contract as detailed in **Exhibit "B"**, payable in monthly installments as detailed below, for a term of one (1) year with the option to renew for two (2) additional one (1) year periods unless terminated earlier as provided in this Contract.

- A. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, addenda, or change order to this Contract. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- B. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
- C. The Contractor will provide landscape & irrigation maintenance services for certain lands within and around the District. Specifically, Contractor shall provide the services identified in the Exhibit "A" and Exhibit "B". Contractor shall perform such work for a not to exceed sum of _____ Dollars and no/100 (\$XXX,XXX.XX) to include Parts 1-4 of the Scope of Services and up to a maximum of _____ Dollars and no/100 (\$XXX,XXX.XX) if all mulch top-dressings (Part 5) are performed and awarded to Contractor. Contractor shall provide all labor and equipment necessary for such services. These monthly amounts include all tools, labor, and materials necessary to complete the Services. The term of this Agreement shall be from _____, 2021 through _____, 2022 unless terminated earlier in accordance with the terms

of this Agreement or renewed for optional one-year renewals at the option of the parties hereto at the price and terms as provided for herein.

- D.** Contractor shall bill the District for Services based on invoice with appropriate support documentation for the fee and reimbursements. Provided Contractor has submitted invoices for the fees and reimbursements with the appropriate support documentation by the fifteenth (15th) of the month, Contractor shall be paid by the thirtieth (30th) of the following month unless such invoice is disputed as described below. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within thirty (30) days of the District's receipt of such invoice. In the event of any dispute regarding the Services performed to date, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Services, in District's sole and absolute discretion, shall, so long as District is pursuing resolution of such dispute in an expeditious manner, continue to carry on performance of the Services and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement. As compensation for the Work, the District agrees to pay Contractor _____ Dollars and no/100 (\$XXX,XXX.XX) during the initial term of the contract, in standard monthly amounts of _____ Dollars and XX/100 (\$XX,XXX.XX). Such compensation covers only the items specified in Parts 1 and 4 of the Proposal. Additionally, for the services specified in Parts 2, 3 & 5 of the Proposal, the District agrees to pay Contractor for such actual services rendered using the pricing specified in the Proposal the month following services being performed and after required documentations (if any) have been provided. Contractor shall not perform mulching or annual installation services listed in Exhibit "A" without the prior written approval of the District.

SECTION 4. CHANGE ORDERS. Contractor understands that the Services may be reduced, expanded, or otherwise modified in scope. If any additional Services are proposed beyond those identified in this Agreement, Contractor shall perform them but only after receiving a written change order from the District. Contractor shall cooperate with and assist the District in preparing and determining the scope of any change order. In the event the service represents a unit price set forth in this Agreement, Contractor's compensation shall be adjusted for the added or deducted services proposed by the change order in accordance with the unit prices established in the Agreement. In the event the service is not represented by a lump sum or unit price set forth in this Agreement, Contractor's compensation shall be adjusted for the added or deducted services proposed by the change order as reasonably determined by the District in conference with the Contractor.

SECTION 5. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and Services for a period of one year after acceptance by the District or longer as required under Florida

law. With respect to any and all plant material provided pursuant to Section 2, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the Services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting there from to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of Services.

Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

SECTION 6 INSURANCE. Contractor shall, at its own expense, maintain insurance during the performance of its Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

Contractor shall provide the District with a certificate naming the District, its officers, agents and employees as an additional insured (for all coverages except workers' compensation coverage). At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to

the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement.

SECTION 7. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

In particular, District will not: i) Withhold FICA (Social Security) from Contractor's payments; ii) Make state or federal unemployment insurance contributions on Contractor's behalf; iii) Withhold state or federal income tax from payment to Contractor; iv) Make disability insurance contributions on behalf of Contractor; or v) Obtain workers' compensation insurance on behalf of Contractor.

SECTION 8. COMPLIANCE WITH LAWS, ORDINANCES AND REGULATIONS. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 10. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorney’s fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 11. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

SECTION 12. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

SECTION 13. NOTICES. All notices, requests, consents and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to Contractor: _____

Attn: _____

B. If to District: Verandahs Community Development District
5844 Old Pasco Rd Suite 100
Wesley Chapel, Florida 33578
Attn: District Manager

With a copy to: Straley, Robin & Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Attn: Madison Sprague

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 14. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Contractor.

SECTION 15. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 17. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Pasco County, Florida.

SECTION 18. INDEMNIFICATION.

- A.** Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, employees, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder up to the amount of One Million Dollars (\$1,000,000.00). By executing this Agreement, Contractor agrees such indemnification amount bears a reasonable commercial relationship to the Agreement.
- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

SECTION 19. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida

Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 20. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing sixty (60) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off sets the District may have against the Contractor as the sole means of recovery for termination.

SECTION 21. OWNERSHIP OF DOCUMENTS. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Contractor pursuant to this Agreement shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

SECTION 22. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Darryl Adams** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC

RECORDS, DARRYL ADAMS, RIZZETTA & COMPANY, INC., 5844 OLD PASCO RD SUITE 100, WESLEY CHAPEL, FLORIDA 33544, (813) 993-5571, DARRYL@RIZZETTA.COM

SECTION 23. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 24. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 25. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

Attest:

**VERANDAHS
COMMUNITY DEVELOPMENT DISTRICT**

Signature of Secretary

Signature of Chairman, Board of Supervisors

Witness:

Signature of Witness

By: _____

Print Name: _____

Title: _____

- Exhibit A:** Scope of Services
- Exhibit B:** Landscape Maintenance Map

SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass (or weeds within turf) be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches. Rotary Mowers are preferred for heights above one (1) inch. Do not remove more than 1/3 of the height of the leaf blade at anyone mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn if no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings MUST either be collected and removed by the CONTRACTOR **OR** be left to dry out on the lawn for no more than one day and then re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. The mulching kit must be left in the “closed” position at all times, specifically when mowing pond banks and all parks. Additionally, when mowing pond banks, mowers must be used in a counter clock direction. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. If low-lying areas become too wet to mow, Contractor will be responsible for line-trimming these areas during each and every mow event. Contractor is to include in his proposal, any and all necessary equipment, protective clothing or any other gear necessary for crews to perform this work. No “extras” will be billed to the District. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR’S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of the District’s Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. Weekend work is permitted when necessary upon prior approval.

1A) POND MOWING - All ponds identified as such on the overall Verandahs CDD Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Line trimming at water’s edge, control structures, mitered end sections and any other storm water structures shall occur each and every time the pond is mowed. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. This is slightly higher than the mow height in common area Bahia plantings in

flatter areas to minimize pond bank erosion. Pond banks will be mowed and trimmed to water's edge. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from pond banks. It is understood that trash debris of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, trails, etc.) shall be vertically edged at each and every mowing event and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. PARK SITES, CLUBHOUSES, PARKING LOTS AND ALL OTHER HIGH TRAFFIC AMENITIES ON THE PROPERTY SHALL BE CLEANED UP IMMEDIATELY AFTER MOWING AND EDGING TAKES PLACE. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent street lights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include

maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs depending on location and species of tree but shall vary according to DOT specs.) All moss hanging from trees (as well as all ball moss) shall be removed up to a height of 15' from all trees on an as-needed basis. However, during the dormant season, ALL Crape Myrtles shall have ALL mosses removed from the entire tree regardless of height. Crape Myrtles are not to be "hat raked" at any time. Pencil pruning is the preferred method of Crape Myrtle pruning and should be performed after threat of frost has passed. The initial removal of all Spanish and Ball Mosses shall be completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Verandahs CDD. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, then another solution will need to be proposed and executed. Contractor will also be responsible to keep mulch pulled away from the base of ALL landscape lights at ALL times, not just after a mulching event. This is specific to LED with circuit boards in base.

AREAS WHERE WETLANDS ARE ADJACENT TO TURF AREAS (WHETHER ALONG ROADWAYS OR LAKE BANKS) CONTRACTOR IS RESPONSIBLE TO KEEP ALL WETLAND MATERIAL CUT BACK AT ALL TIMES AND NOT LET THIS MATERIAL REDUCE THE SIZE OF THE TURF AREA.

Palms: All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning palms above the nine o'clock – three o'clock line is prohibited. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor

shall sterilize all pruning equipment prior to pruning the next palm, paying careful attention when pruning Medjool, Sylvester, Reclinata and Canary Palms.

4) WEEDS AND GRASSES – All groundcover, turf areas, shrub beds & tree rings shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre-& post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.** **NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT’S DISCRETION. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE REPLACEMENT OF ALL TURF DAMAGED BY THE APPLICATION OR OVERSPRAY OF HERBICIDES (SELECTIVE OR NON-SELECTIVE).**

The CONTRACTOR shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas (including, but not limited to, pool deck pavers, other paver surfaces, sidewalk expansion joints, curb and gutters, curb and gutter expansion joints, bike lane edges along roadways) shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are

not to be left for more than two hours, unless otherwise noted above. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

PART 2

FERTILIZATION

Any fertilizer ordinance in place for Hillsborough County specifically banning fertilizers during a specific season(s), will be followed. It is required that those practices outlined in the GIBMP guidelines be followed. Highlights are listed below.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF HILLSBOROUGH COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

For purposes of bidding and until a soil test is provided to indicate otherwise, all turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for south Florida turf: (per GIBMP guidelines and University of Florida IFAS Extension, south Florida is determined by anything south of a line running east-west from coast to coast through between Tampa & Vero Beach.) Only use turf types present on maintenance map.

All Bahia Areas:

February	A complete fertilizer based on soil tests + Pre-M
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
October	A complete fertilizer based on soil tests + Pre-M

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + Pre-M
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
November	A complete fertilizer based on soil tests + Pre-M

Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Should change be of merit, the Contractor shall notify the District in writing prior to the implementation of such change. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be immediately removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required immediately at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR MISHANDLING OF FERTILIZER.** Fertilizer shall not be applied within ten (10) feet of the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft. /year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS MISHANDLING OF PRODUCT.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-0P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September & November). 100% of the N, K & Mg **MUST** be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis but invoiced the month after application.

CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may

result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf: Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections, the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for “formula” under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants: The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the District’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing fka Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The District reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor’s full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor’s responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor’s responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems, it will be the Contractor’s responsibility to treat pest within five (5) working days of the date of notification.

Fire Ant Control: Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait. Contractor shall be responsible to knock down and spread out soil once mounds are dead.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all finished landscape areas at the Community Center grounds. UNLESS OTHERWISE DIRECTED, ONLY THOSE AREAS COVERED BY AUTOMATIC IRRIGATION ARE TO BE INCLUDED IN THIS NUMBER. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

Pest Control will not be included as a standard line item in each monthly billing but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. Contractor shall inspect and test the irrigation system components within the limits of the District a minimum of one (1) time per month. Areas shall include all existing irrigation systems to date: approximately (2) Controllers, (3) pump & wells & (45) zones.

These inspections shall include:

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions & time DST
4. Lubricate and adjust mechanical components
5. Test back up programming support devices
6. Ensure the proper operation of each automatic rain shutoff device. If none, provide proposal for the installation to be included in the 30-day irrigation audit.

B. Water Sources

1. Visual inspection of water source
2. Clean all ground strainers and filters
3. Test each pump at design capacities weekly; inform District Manager of any problems immediately. This is to minimize the time a water source is down. Contractor shall also confirm weekly that all backflow preventers are on and operating properly, if applicable.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone in its entirety.
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired, as necessary. Shrubs, groundcovers, and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. It shall be the Contractor's responsibility to ensure all drip tubing is covered with mulch prior to Contractor leaving the property. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

Assuming the Board of Supervisors approves the repairs listed in the 30-day audit and after such repairs have been made, after the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Hillsborough County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone number will be provided to Management or their assign. Broken mainlines and irrigation valves stuck in the "open" position are to be considered emergencies.

Freeze Protection. The Contractor shall describe ability and cost per application to provide freeze protection for pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds, tree rings) with Medium Pine Bark Mulch twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction. There will also be an area in the Bid Form where Contractor shall supply a price for Shredded Cypress mulch should the CDD decide to change.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. In addition to the aesthetics of this, it is also done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3” deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3” & beveled to reduce mulch washout. This procedure has not been practiced in the past and Contractor is to include any additional labor in the cost of the mulch for all trenching. Mulch shall not be piled around tree trunks or bases of plants. Any mulch “volcanoes” around tree trunks shall be corrected immediately at no additional cost to Owner.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required total depth of 3”, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The District reserves the right to subcontract out any and all mulching events.

[END OF SECTION]

EXHIBIT B
Landscape Maintenance Map

(under separate cover)

VERANDAHS CDD

IRRIGATION REPAIR REQUEST FORM

DATE: _____

DAMAGE: _____

LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED COST OF MATERIALS & LABOR REQUIRED FOR REPAIR: _____

IRRIGATION TECHNICIAN'S NAME: _____

VERANDAHS CDD REPRESENTATIVE NAME: _____

**(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE
REQUEST)**

END

VERANDAHS CDD
PEST MANAGEMENT REPORT

DATE: _____

SYMPTOMS: _____

LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED MATERIALS REQUIRED FOR TREATMENT: _____

CERTIFIED PESTICIDE APPLICATOR'S NAME: _____

VERANDAHS CDD REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

END

Tab 4

HIGH TRIM

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 below on 10/9/2023. If you have any questions or concerns, please feel free to reach out to our office.



Thank you,
Kristina Nordman
Office Assistant

Tab 5

Operations Report – OCTOBER 2023

The Verandahs

COMMUNITY DEVELOPMENT DISTRICT

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

Clubhouse Operations/Maintenance Updates

- Ongoing Disinfectant cleaning of Gym

Vendor Services Performed and/or Site Visits

- Cleaning Service every Monday

Facility Usage

- 10/2/2023: Womens bible group
- 10/3/2023: CDD MEETING
- 10/5/2023: Mens Bible Group
- 10/9/2023: Womens Bible Group
- 10/12/2023: mens Bible Group
- 10/14/2023: Stinson bday party
- 10/15/2023: Simmens Bday Party
- 10/16/2023: Womens BibleGroup
- 10/16/2023: CCR Meeting
- 10/19/2023: Mens Bible Group
- 10/23/2023: Womens Bible Group
- 10/24/2023: Single Family Homes HOA
- 10/26/23: Townhomes HOA MEETING
- 10/26/23: Mens Bible Group
- 10/30/2023: Womens Bible Group



Rizzetta & Company

Resident Payment Log

10/2/2023: Clubhouse Rental fee(Walker) 250.00
10/5/2023: Clubhouse Rental Fee(Simmens) 250.00
10/2/2023: Clubhouse Rental fee(Stinson) 250.00
10/2/2023: Access Card replacement Fee 30.00

Debit Card Reimbursement log

- Amazon Monthly Subscription: 14.99
- Amazon Halloween: 275.34
- Microsoft Subscription: 69.99
- Staples:74.84
- Amazon: XMAS Decorations : 167.50
- Big Lots :14.44

Suggestions/Concerns

- Report Halloween turnout
- Christmas Finalization
- New Computer is up and running
- Gym entry door has been fixed as well, door properly closing .
Recommendations were as follows: Weather strip to ensure temperature stays regulated in Gym.
Cut Back on Concrete behind door when opening to avoid damage to door or place stopper.
- A/C has been repaired and now is on a yearly Maintenance plan. First service was 10/18/23.



Rizzetta & Company

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** December 5th @ 6:30 PM

**District
Manager's
Report**

November 7

2023

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<u>FINANCIAL SUMMARY</u>	<u>9/30/2023</u>
General Fund Cash & Investment Balance:	\$305,567
Reserve Fund Cash & Investment Balance:	\$201,025
Debt Service Fund Investment Balance:	\$154,385
Total Cash and Investment Balances:	\$660,977
General Fund Expense Variance: \$16,249	Under Budget

Tab 7



Quarterly Compliance Audit Report

The Verandahs

Date: October 2023 - 3rd Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

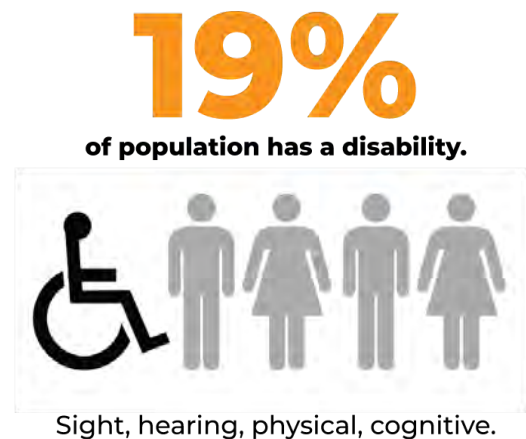
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitertools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 8

**The Verandahs Community Development
District**

ANNUAL FINANCIAL REPORT

September 30, 2022

The Verandahs Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2022

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Certified Public Accountants PL

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Fort Pierce, Florida 34950

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FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
The Verandahs Community Development District
Pasco County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of The Verandahs Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of The Verandahs Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors
The Verandahs Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors
The Verandahs Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated October 3, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering The Verandahs Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

October 3, 2023

**The Verandahs Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

Management's discussion and analysis of The Verandahs Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories: 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, transportation and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**The Verandahs Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2022.

- ◆ The District's total assets exceeded total liabilities by \$1,765,664 (net position). Net investment in capital assets for the District was \$1,274,417. Restricted net position was \$17,560 and unrestricted net position was \$473,687.
- ◆ Revenues from governmental activities totaled \$759,923 and expenses from governmental activities totaled \$645,856.

**The Verandahs Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2022	2021
Current assets	\$ 488,164	\$ 484,290
Restricted assets	144,186	192,219
Capital assets	4,585,545	4,636,684
Total Assets	5,217,895	5,313,193
Deferred amount on refunding	8,525	9,153
Current liabilities	257,343	253,676
Non-current liabilities	3,203,413	3,417,073
Total Liabilities	3,460,756	3,670,749
Net Position		
Net investment in capital assets	1,274,417	1,031,533
Restricted	17,560	139,791
Unrestricted	473,687	480,273
Total Net Position	\$ 1,765,664	\$ 1,651,597

The decrease in capital assets is related to depreciation.

The decrease in restricted assets is related to expenditures exceeding revenues in the Debt Service Fund in the current year.

The decrease in non-current liabilities is related to the principal payments made in the current year.

**The Verandahs Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2022	2021
Program Revenues		
Charges for services	\$ 756,664	\$ 757,465
General Revenues		
Miscellaneous revenues	2,036	2,173
Investment earnings	1,223	80
Total Revenues	<u>759,923</u>	<u>759,718</u>
Expenses		
General government	119,306	87,455
Physical environment	348,047	271,734
Culture/recreation	54,815	76,620
Interest and other charges	123,688	131,190
Total Expenses	<u>645,856</u>	<u>566,999</u>
Change in Net Position	114,067	192,719
Net Position - Beginning of Year	<u>1,651,597</u>	<u>1,458,878</u>
Net Position - End of Year	<u>\$ 1,765,664</u>	<u>\$ 1,651,597</u>

The increase in general government is primarily related to the increase in engineering and legal expenses in the current year.

The increase in physical environment is related to the increase in tree trimming and stormwater maintenance expenditures in the current year.

The decrease in interest and other charges is due to the decrease in bonds payable outstanding.

**The Verandahs Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's governmental activities capital assets as of September 30, 2022 and 2021:

	Governmental Activities	
	2022	2021
Land	\$ 3,576,042	\$ 3,576,042
Infrastructure	982,564	982,564
Buildings	398,851	398,851
Equipment	32,000	32,000
Less: accumulated depreciation	(403,912)	(352,773)
Capital Assets, net	\$ 4,585,545	\$ 4,636,684

During the year, depreciation was \$51,139.

General Fund Budgetary Highlights

The budgeted expenditures exceeded actual expenditures in the current year because contingency bond and recreation utility expenditures were less than anticipated.

The current year budget was amended for higher miscellaneous contingency expenditures than were originally anticipated.

Debt Management

Governmental Activities debt includes the following:

- ◆ In August 2016, The District issued \$4,430,000 Series 2016 Capital Improvement Revenue Refunding Bonds. The bonds were issued to refund the District's outstanding Capital Improvements Revenue Bonds, Series 2006A and to finance the acquisition and construction of certain improvements for the benefit of the District. The balance outstanding on the Series 2016 Bonds at September 30, 2022 was \$3,390,000.

**The Verandahs Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

The Verandahs Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2023.

Request for Information

The financial report is designed to provide a general overview of The Verandahs Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the The Verandahs Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

The Verandahs Community Development District
STATEMENT OF NET POSITION
September 30, 2022

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 463,213
Prepaid expenses	11,877
Deposits	13,074
Total Current Assets	488,164
Non-Current Assets	
Restricted Assets	
Investments	144,186
Capital Assets, Not Being Depreciated	
Land	3,576,042
Capital Assets, Being Depreciated	
Buildings	398,851
Infrastructure	982,564
Equipment	32,000
Less: accumulated depreciation	(403,912)
Total Non-Current Assets	4,729,731
Total Assets	5,217,895
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding, net	8,525
 LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	14,227
Deposits	250
Bonds payable	190,000
Accrued interest	49,438
Financed purchase payable	3,428
Total Current Liabilities	257,343
Non-Current Liabilities	
Bonds payable	3,200,000
Financed purchase payable	3,413
Total Non-Current Liabilities	3,203,413
Total Liabilities	3,460,756
 NET POSITION	
Net investment in capital assets	1,274,417
Restricted for debt service	17,560
Unrestricted	473,687
Total Net Position	\$ 1,765,664

See accompanying notes to financial statements.

The Verandahs Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2022

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expenses) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	\$ (119,306)	\$ 112,604	\$ (6,702)
Physical environment	(348,047)	280,229	(67,818)
Culture/recreation	(54,815)	51,736	(3,079)
Interest and other charges	(123,688)	312,095	188,407
Total Governmental Activities	\$ (645,856)	\$ 756,664	110,808
	General Revenues		
			2,036
			1,223
			3,259
			114,067
			1,651,597
			\$ 1,765,664

See accompanying notes to financial statements.

The Verandahs Community Development District
BALANCE SHEET -
GOVERNMENTAL FUNDS
September 30, 2022

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	\$ 463,213	\$ -	\$ 463,213
Prepaid expenses	11,877	-	11,877
Deposits	13,074	-	13,074
Restricted assets			
Investments, at fair value	-	144,186	144,186
Total Assets	<u>\$ 488,164</u>	<u>\$ 144,186</u>	<u>\$ 632,350</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	\$ 14,227	\$ -	\$ 14,227
Deposits payable	250	-	250
Total Liabilities	<u>14,477</u>	<u>-</u>	<u>14,477</u>
FUND BALANCES			
Nonspendable - prepaid expenses/deposits	24,951	-	24,951
Restricted:			
Debt service	-	144,186	144,186
Unassigned	448,736	-	448,736
Total Fund Balances	<u>473,687</u>	<u>144,186</u>	<u>617,873</u>
Total Liabilities and Fund Balances	<u>\$ 488,164</u>	<u>\$ 144,186</u>	<u>\$ 632,350</u>

See accompanying notes to financial statements.

The Verandahs Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2022

Total Governmental Fund Balances	\$ 617,873
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, land, \$3,576,042, infrastructure, \$982,564, buildings, \$398,851, and equipment, \$32,000, net of accumulated depreciation, \$(403,912), used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	4,585,545
The deferred amount on refunding is recorded as other debt service costs at the fund level, however, at the government-wide level it is recognized as a deferred outflow of resources and amortized over the life of the bonds.	8,525
Long-term liabilities, bonds payable, \$(3,390,000), and financed purchase payable, \$(6,841), are not due and payable in the current period, and therefore, are not reported at the fund level.	(3,396,841)
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(49,438)</u>
Net Position of Governmental Activities	<u><u>\$ 1,765,664</u></u>

See accompanying notes to financial statements.

The Verandahs Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS
For the Year Ended September 30, 2022

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 444,569	\$ 312,095	\$ 756,664
Miscellaneous revenues	2,036	-	2,036
Investment income	748	475	1,223
Total Revenues	<u>447,353</u>	<u>312,570</u>	<u>759,923</u>
Expenditures			
Current			
General government	119,306	-	119,306
Physical environment	296,908	-	296,908
Culture/recreation	54,815	-	54,815
Debt service			
Principal	3,310	205,000	208,310
Interest	575	125,475	126,050
Total Expenditures	<u>474,914</u>	<u>330,475</u>	<u>805,389</u>
Excess of revenues over/(under) expenditures	(27,561)	(17,905)	(45,466)
Other Financing Sources/(Uses)			
Transfers in	30,128	-	30,128
Transfers out	-	(30,128)	(30,128)
Total Other Financing Sources/(Uses)	<u>30,128</u>	<u>(30,128)</u>	<u>-</u>
Net Change in Fund Balances	2,567	(48,033)	(45,466)
Fund Balances - Beginning of Year	<u>471,120</u>	<u>192,219</u>	<u>663,339</u>
Fund Balances - End of Year	<u>\$ 473,687</u>	<u>\$ 144,186</u>	<u>\$ 617,873</u>

See accompanying notes to financial statements.

The Verandahs Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2022

Net Change in Fund Balances - Total Governmental Funds	\$	(45,466)
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period.		(51,139)
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Repayments of long-term debt are expenditures at the fund level, but the repayment reduces long-term liabilities at the government-wide level.		208,310
--	--	---------

Deferred amount on refunding is amortized over the life of the bonds as interest. This is the current period amortization.		(628)
--	--	-------

At the government-wide level, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest in the current period.		2,990
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Change in Net Position of Governmental Activities	\$	<u>114,067</u>
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See accompanying notes to financial statements.

The Verandahs Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND
For the Year Ended September 30, 2022

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 442,210	\$ 442,210	\$ 444,569	\$ 2,359
Miscellaneous revenues	-	-	2,036	2,036
Investment income	-	-	748	748
Total Revenues	<u>442,210</u>	<u>442,210</u>	<u>447,353</u>	<u>5,143</u>
Expenditures				
Current				
General government	93,641	93,641	119,306	(25,665)
Physical environment	284,607	339,607	296,908	42,699
Culture/recreation	63,962	63,962	54,815	9,147
Debt service				
Principal	-	-	3,310	(3,310)
Interest	-	-	575	(575)
Total Expenditures	<u>442,210</u>	<u>497,210</u>	<u>474,914</u>	<u>22,296</u>
Excess of revenues over/(under) expenditures	-	(55,000)	(27,561)	27,439
Other Financing Sources/Uses				
Transfers in	-	-	30,128	30,128
Net Change in Fund Balances	-	-	2,567	57,567
Fund Balances - Beginning of Year	-	55,000	471,120	416,120
Fund Balances - End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 473,687</u>	<u>\$ 473,687</u>

See accompanying notes to financial statements.

The Verandahs Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on July 25, 2006, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Ordinance 06-20 of the Pasco County Board of County Commissioners as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the The Verandahs Community Development District. The District is governed by a five-member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the The Verandahs Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

The Verandahs Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

The Verandahs Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

The Verandahs Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period, or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Verandahs Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – Accounts for debt service requirements to retire the capital improvement bonds which were used to finance the construction of District infrastructure improvements.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as infrastructure and improvements, and non-current governmental liabilities, such as general obligation bonds and developer obligations be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

The Verandahs Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Restricted Net Position

Certain net position of the District is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land, buildings, infrastructure, and equipment, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	40 years
Buildings	20 years
Equipment	5 years

d. Deferred Outflows of Resources

Deferred outflows of resources is the consumption of net position by the government that is applicable to a future reported period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the bond.

**The Verandahs Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position or Equity
(Continued)**

e. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balance was \$476,966 and the carrying value was \$463,213. Exposure to custodial credit risk was as follows; the District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2022, the District had the following investments and maturities:

Investment	Maturities	Fair Value
First American Government Obligation Fund	18 days*	\$ 144,186

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

The Verandahs Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 asset.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments in managed money markets are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2022, the District's investments in First American Government Obligation Fund was rated AAAM by Standard's and Poor.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in First American Government Obligation Fund represent 100% of District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE C – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefited property within the District. Operating and Maintenance Assessments are based upon the adopted budget and levied annually at a public hearing by the District. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collections (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

All unpaid assessments become delinquent as of April 1. Virtually all unpaid assessments are collected via the sale of tax certificates on, or prior to, June 1; therefore, there were no material amounts receivable at fiscal year-end. Assessment levied for the 2021-2022 fiscal year were levied in September 2021.

The Verandahs Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE D – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2022 was as follows:

	Balance October 1, 2021	Additions	Disposals	Balance September 30, 2022
<u>Governmental activities:</u>				
Capital assets, not being depreciated				
Land	\$ 3,576,042	\$ -	\$ -	\$ 3,576,042
Capital assets, being depreciated:				
Infrastructure	982,564	-	-	982,564
Buildings	398,851	-	-	398,851
Equipment	32,000	-	-	32,000
Less accumulated depreciation for:				
Infrastructure	(352,773)	(51,139)	-	(403,912)
Total Capital Assets Depreciated, Net	1,060,642	(51,139)	-	1,009,503
 Total Capital Assets, net	 \$ 4,636,684	 \$ (51,139)	 \$ -	 \$ 4,585,545

Current year depreciation was charged to physical environment, \$51,139.

NOTE E – LONG-TERM DEBT

Governmental Activities

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2022:

Long-term debt at October 1, 2021	\$ 3,595,000
Principal payments	<u>(205,000)</u>
Long-term debt, September 30, 2022	<u>\$ 3,390,000</u>

In August 2016, the District issued \$4,430,000 Series 2016 Capital Improvement Revenue Refunding Bonds due in annual principal installments beginning May 2017, maturing May 2036. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2016, at a fixed interest rate of 3.5%. The balance outstanding on the Series 2016 Bonds at September 30, 2022 is \$3,390,000.

The Verandahs Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE E – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

Year Ending September 30,	Principal	Interest	Total
2023	\$ 190,000	\$ 118,650	\$ 308,650
2024	200,000	112,000	312,000
2025	205,000	105,000	310,000
2026	210,000	97,825	307,825
2027	220,000	90,475	310,475
2028-2032	1,225,000	330,925	1,555,925
2033-2036	1,140,000	101,500	1,241,500
Totals	<u>\$ 3,390,000</u>	<u>\$ 956,375</u>	<u>\$ 4,346,375</u>

Summary of Significant Bond Resolution Terms and Covenants

The District levies special assessments pursuant to Section 190.022, Florida Statutes and the assessment rolls are approved by resolutions of the District Board. The collections are to be strictly accounted for and applied to the debt service of the bond series for which they were levied. The District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the bonds. Payment of principal and interest is dependent on the money available in the debt service fund and the District's ability to collect special assessments levied.

The Series 2016 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at a redemption price equal to the principal amount of the Series 2016 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2016 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Bond Indenture provides for a Debt Service Reserve Fund, which shall be held by the Trustee separate and apart from all other funds. The following is a schedule of reserve requirements and balances in the reserve accounts at September 30, 2022:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Capital Improvement Revenue Bonds, Series 2016	\$ 77,188	\$ 77,188

The Verandahs Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE F – FINANCED PURCHASE PAYABLE

During the year ended September 30, 2019, the District entered into a financed purchase agreement for certain fitness equipment. The agreement has an end of finance purchase option which qualifies it as a financed purchase; therefore, the asset has been recorded at the present value of future minimum payments.

The annual requirements to amortize the principal and interest of the financed purchases as of September 30, 2022 were as follows:

Year Ending September 30,	Amount
2023	\$ 3,885
2024	3,562
Total minimum lease payments	7,447
Less: amount representing interest	(606)
Present value of minimum lease payments	\$ 6,841

NOTE G – INTERFUND TRANSFERS

Interfund transfers for the year ended September 30, 2022, consisted of the following:

Transfers In	Transfers Out
General Fund	Debt Service Fund
General Fund	\$ 30,128
	\$ 30,128

The transfer from the Debt Service Fund to the General Fund was made in accordance with the Trust Indenture resulting from excess revenue.

NOTE H – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that exceeded commercial coverage in the last three years.



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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
The Verandahs Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of The Verandahs Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated October 3, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered The Verandahs Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of The Verandahs Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of The Verandahs Community Development District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors
The Verandahs Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether The Verandahs Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

October 3, 2023



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

MANAGEMENT LETTER

To the Board of Supervisors
The Verandahs Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the financial statements of The Verandahs Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated October 3, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated October 3, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not The Verandahs Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that The Verandahs Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

To the Board of Supervisors
The Verandahs Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for The Verandahs Community Development District. It is management's responsibility to monitor The Verandahs Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2022.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c) and Section 218.32(1)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, The Verandahs Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation, defined as individuals or entities that receive 1099s, was paid in the last month of the District's fiscal year: 5
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, defined as entities or individuals that receive 1099s, whether paid or accrued, regardless of contingency: \$40,188
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: \$0
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was amended, see below.

As required by Section 218.39(3)(c) and Section 218.32(1)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, The Verandahs Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund \$425.35 - \$850.70 and Debt Service \$48.39 - \$593.10.
- 2) The amount of special assessments collected by or on behalf of the District: \$756,664.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: \$3,390,000 Series 2016 maturing May 2036.



To the Board of Supervisors
The Verandahs Community Development District

	<u>Original Budget</u>	<u>Actual</u>	<u>Variance with Original Budget Positive (Negative)</u>
Revenues			
Special assessments	\$ 442,210	\$ 444,569	\$ 2,359
Investment income	-	748	748
Miscellaneous revenues	-	2,036	2,036
Total Revenues	<u>442,210</u>	<u>447,353</u>	<u>5,143</u>
Expenditures			
Current			
General government	93,641	119,306	(25,665)
Physical environment	284,607	296,908	(12,301)
Culture and recreation	63,962	54,815	9,147
Debt service			
Principal	-	3,310	(3,310)
Interest	-	575	(575)
Total Expenditures	<u>442,210</u>	<u>474,914</u>	<u>(32,704)</u>
Revenues over/(under) expenditures	-	(27,561)	(27,561)
Other Financing Sources/(Uses)			
Transfers in	-	30,128	30,128
Net changes in fund balance	-	2,567	2,567
Fund Balances - Beginning of year	-	471,120	471,120
Fund Balances - End of year	<u>\$ -</u>	<u>\$ 473,687</u>	<u>\$ 473,687</u>

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

To the Board of Supervisors
The Verandahs Community Development District

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

October 3, 2023



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH
SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
The Verandahs Community Development District
Pasco County, Florida

We have examined The Verandahs Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2022. Management is responsible for The Verandahs Community Development District's compliance with those requirements. Our responsibility is to express an opinion on The Verandahs Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about The Verandahs Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on The Verandahs Community Development District's compliance with the specified requirements.

In our opinion, The Verandahs Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

October 3, 2023

Tab 9



Proposal #357899

Date: 10/05/2023

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

Tree Installation

Terms: Net 30

We Propose Installing a new 30gal Red Maple Tree in the place of the fallen/ removed Tree in picture below. We will install a tree stake kit and mulch ring. After installing we will check the irrigation to ensure proper watering.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Tree Installation	2.00	\$65.715	\$131.43
30gal Red Maple	1.00	\$642.850	\$642.85
Co Co Mulch	1.00	\$11.430	\$11.43
Tree Staking	1.00	\$42.860	\$42.86

Client Notes



Signature

x

SUBTOTAL	\$828.57
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SALES TAX	\$0.00
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TOTAL	\$828.57
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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

Tab 10

Lake Management Agreement

This Aquatic Management Agreement (this “**Agreement**”) is entered into as of November 7, 2023, between the **The Verandahs Community Development District**, a community development district organized under the laws of the State of Florida (the “**District**”) and **SOLitude Lake Management, LLC**, a Virginia limited liability company registered to do business in the State of Florida, whose principal mailing address is 5869 Enterprise Parkway, Fort Myers, Florida 33905 (the “**Contractor**”).

Background Information:

The District is responsible for the operation and maintenance of the ponds/lakes within the boundaries of the District. The Contractor provides pond and lake monitoring and maintenance services and the District desires to retain the Contractor to provide pond and lake monitoring and maintenance services as described in this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
2. **Scope of Services.** The Contractor shall perform the specific water management services described in **Exhibit “A”** for the District’s ponds, lakes, and wetlands.
3. **Manner of Performance and Care of the Property.**
 - a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
 - b. Contractor agrees to keep property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each work day.
 - c. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any damage resulting from Contractor's activities and work within 24 hours. In the event Contractor does not repair or replace the damage to District’s satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.
4. **Compensation.** The District agrees to compensate the Contractor for the work described above in the amount of **\$1,340.00** per month, for a total annual amount of **\$16,080.00**. Each month the Contractor shall submit an invoice for the work performed the previous month. The District shall pay the Contractor within 30 days of receipt of the invoice.
5. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above.
6. **Term of this Agreement.** The initial term of this Agreement shall be for one year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for the same term and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

7. **Termination.** Either party may terminate this Agreement without cause with 30 days written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.
8. **Notice.** Any notice, request, demand or other communication given by either party to the other shall be deemed to have been properly sent or given when delivered by U.S. mail certified mail return receipt requested to the following addresses. In the event that the Contractor or the District undergoes a change in address, notification to the other party shall be made by first class mail or email.

To the District:

c/o Rizzetta
Attn: Sean Craft, District Manager
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
scraft@rizzetta.com

To the Contractor:

SOLitude Lake Management
5869 Enterprise Parkway
Ft. Myers, Florida 33905
Attn: Camila Morao
camila.morao@solitudelake.com

9. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
10. **Compliance with Governmental Regulation.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.
11. **Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
- Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - Employer's Liability Coverage with limits of at least \$1,000,000 per accident or disease.
 - Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any

accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

12. Indemnification. Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

13. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

14. Responsibilities of the District. The District shall inform Contractor of any and all work areas that are required mitigation sites in which desirable plants have been or are to be installed. The District agrees to provide Contractor with copies of mitigation permits, site plans, and plant species relating to contracted work areas.

15. Public Entity Crimes. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

16. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
17. **Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT C/O RIZZETTA, 5844 OLD PASCO ROAD, SUITE 100, WESLEY CHAPEL, FLORIDA 33544.

18. **E-Verification.** Pursuant to Section 448.095(2), Florida Statutes, Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District may terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.
19. **Controlling Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.
20. **Enforcement of Agreement.** Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. In the event it shall become necessary for either party to institute legal proceedings in

order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

- 21. **Severability**. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 22. **Amendment**. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 23. **Assignment**. This Agreement is not transferrable or assignable by either party without the written approval of both parties.
- 24. **Arm's Length Transaction**. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- 25. **Counterparts**. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- 26. **Authorization**. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 27. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

SOLitude Lake Management, LLC,
a Virginia limited liability company

The Verandahs
Community Development District

Name: _____
Title: _____

Name: Stanley Haupt
Title: Chair of the Board of Supervisors

SERVICES CONTRACT

CUSTOMER NAME: The Verandahs CDD

SUBMITTED TO: Michele Lamberti

CONTRACT EFFECTIVE DATE: November 1, 2023, through October 31, 2024

SUBMITTED BY: Camila Morao

SERVICES: Annual Maintenance Service Renewal

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. PAYMENT TERMS. The Annual Contract Price is **\$16,080.00**. SOLitude shall invoice Customer the total of **\$1,340.00 per month** for the Services to be provided under this Agreement.



SCHEDULE A - SERVICES

Visual Inspections:

1. A visual inspection of the pond(s) will be performed during each visit to the site. The inspections shall include the following:
 - Water levels
 - Water clarity or quality
 - Turbidity
 - Beneficial Aquatic Vegetation
 - Nuisance, Invasive, or Exotic Aquatic Vegetation
 - Algae
 - Physical components such as above ground pipes, inlet and outlet structures, trash racks, emergency spillways, and dams
 - Erosion
 - Issues with shoreline and bank stabilization measures such as rip rap stone, bulkheads, retaining walls, etc.
 - Forebays and inflowing or outflowing swales, ditches, and stream channels
 - Vegetated buffers
 - Sedimentation
 - Nuisance animal activity
 - Fish habitat
 - Mosquito breeding conditions and habitat
 - Trash and debris
2. Any issues or deficiencies that are observed during this visual monitoring will be documented by our staff in the field notes of the service order completed at the time the issue was first observed and reported to the Customer in writing as part of that month's service report.
3. Customer will be notified immediately if there are any deficiencies observed that appear in the judgment of our staff to be posing an immediate risk or otherwise jeopardizing the integrity of the pond(s) structures.
4. The scope of these services is limited to what can be reasonably observed at the surface of the water and above the ground around the water that makes up the physical structure of the pond(s). These routine inspection services are not intended to replace any requirement or need for a more comprehensive engineered inspection, or any other type of inspection that would require expertise or equipment to survey the condition of the physical components of the pond(s) underground, underwater, or inside any of the associated structures.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



Aquatic Weed Control:

1. Pond(s) will be inspected on a **two (2) times per month** basis.
2. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the pond(s) at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected on a **two (2) times per month** basis.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Pond Algae Control:

1. Pond(s) will be inspected on a **two (2) times per month** basis.
2. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Littoral Shelf Control:

1. Littoral areas will be inspected and treated on an as-needed basis to maintain compliance with governing agencies for the management of all nuisance and exotic species.
2. Maintenance of future littoral plantings may necessitate an increased service level at an additional cost.
3. All Species will be killed in place with an approved herbicide,
4. This proposal does not include debris removal or disposal.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SŌLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SŌLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



Pond Dye:

1. **Pond Dye** will be applied to the pond(s) on an **as needed** basis. A combination of blue and/or black dye will be used as required to maintain a dark natural water color.

Trash Removal:

1. Trash will be removed from the pond(s) with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this contract after each visit.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
 - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any other special requirements or conditions required by the local municipality.
 - e. Compliance and enforcement of temporary water-use restrictions where applicable.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLITUDE Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLITUDE Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

Tab 11

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B. Landscape Inspection Specialist

The Board reviewed the inspection report. There were no comments on the report.

C. Yellowstone

Discussion was held regarding the report and various problematic areas such as around the clubhouse, along Chenwood Ave., lack of weeding at ponds and at front islands. Areas 8, 8A, and 13 on the landscape inspection report are in need of treatment immediately.

On a motion by Mr. May and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved preparing a RFP for Landscape and Irrigation, for The Verandahs Community Development District.

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i. Review of the Hi Trim Report

The Board reviewed the report. District Manager informed the Board that trimming of overhanging limbs at the pedestrian gate is scheduled for October 9th.

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E. District Counsel

No report.

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F. District Engineer

Mr. Licari stated that he is still trying to reach out to the County Commissioner and trying to find other vendors to provide proposals on needed repairs.

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G. Clubhouse Manager's Report

Mr. Elias presented his Clubhouse Manager's report to the Board. A brief discussion was held regarding his pending promotion.

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H. District Manager

Mr. Craft reminded the Board the next meeting is scheduled for November 7, 2023, at 6:30 pm at The Verandahs Clubhouse, located at 12375 Chenwood Ave, Hudson, FL 34669.

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Mr. Craft presented the Management report and informed the Board that the file transfers from the old office desktop to the new office desktop will be completed within the next 1-2 weeks and that the irrigation audit which the Board requested came back with no findings of improper invoicing from Yellowstone.

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FOURTH ORDER OF BUSINESS

Consideration of District Engineering Services Work Order

On a motion by Ms. Nesheiwat, and seconded by Mr. May, with all in favor, the Board of Supervisors approved the work Order #2024-1 from Dewberry Engineering, for

The Verandahs Community Development District.

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FIFTH ORDER OF BUSINESS

**Consideration of Candidates for CDD
Board Vacancy**

Following a brief discussion on the resumes submitted by Ms. Michael and Mr. Smith, the Board decided Cheryl Michael was the better candidate to fill seat # 3 on the Board of Supervisors. It was noted that Ms. Michael needs to provide Staff with her email address.

On a motion by Ms. Mayle, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors appointed Cheryl Michael to fill seat three on the Board with a term that runs through November 2024, for The Verandahs Community Development District.

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SIXTH ORDER OF BUSINESS

**Ratification of FY 2032-2024
Insurance Renewal Proposal**

Mr. Craft reviewed the Egis insurance renewal proposal for property, general liability, and public officials and employment practices liability coverage at a cost of \$13,168. He stated that due to timing constraints the Chairman approved the proposal outside of the meeting a motion to ratify would be in order.

On a motion by Mr. May, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors ratified approval to the FY 2023-2024 Egis insurance renewal proposal, for The Verandahs Community Development District.

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SEVENTH ORDER OF BUSINESS

**Consideration of Amenity Services
Addendum**

Mr. Craft presented the Amenity Services Addendum. There were no questions.

On a motion by Mr. May, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved the Second Addendum to the contract for Amenity Services with Rizzetta and Company, for The Verandahs Community Development District.

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EIGHTH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors' Regular Meeting Held on
September 5, 2023**

On a motion by Mr. May, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting Held on September 5, 2023, as presented, for The Verandahs Community Development

District.

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NINTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for August
2023**

On a motion by Mr. May, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for August 2023, totaling \$63,385.07, for The Verandahs Community Development District.

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TENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Nesheiwat asked that word be sent out asking for volunteers to assist with putting up the holiday lights November 11th/12th. Mr. May stated that he would post a request on the community Facebook page. Ms. Michael stated that she would reach out to the HOA in a similar effort to get the word out.

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ELEVENTH ORDER OF BUSINESS

Adjournment

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

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On a motion by Mr. May, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors adjourned the meeting at 8:03 p.m., for The Verandahs Community Development District.

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Secretary/Assistant Secretary

Chair/Vice Chair

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Tab 12

The Verandahs Community Development District

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

Operations and Maintenance Expenditures September 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2023 through September 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$57,864.43**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Dewberry Engineers, Inc.	100310	2321517	Engineering Services 07/23	\$ 897.50
Dewberry Engineers, Inc.	100332	2343849	Engineering Services 08/23	\$ 340.00
Digital South Communications, Inc.	100316	593519481	Monthly Phone Service 09/23	\$ 40.73
Egis Insurance Advisors, LLC	100333	19859	Renew Insurance Policy 100123104 10/01/23-10/01/24	\$ 13,168.00
FitRev, Inc.	100322	29285	Quarterly Preventative Maintenance 09/23	\$ 185.00
Florida Department of Revenue	ACH	61-8018399263-2 08/23 ACH	Sales & Use Tax 08/23	\$ 7.84
Frances Clase	100328	091523 Clase	Rental Deposit Refund 09/23	\$ 250.00
Frontier Florida, LLC	ACH	727-856-7773-073119-5 09/23 Auto Draft	Clubhouse Internet & TV 09/23	\$ 149.98
High Trim, LLC	100317	5004	Tree Maintenance (Chenwood Ave) 09/23	\$ 3,200.00
Pathward, National Association	ACH	237349 08/23 Auto Pay	Lease 193024-VF000 08/23	\$ 323.75
Rizzetta & Company, Inc.	100314	INV0000083192	District Management Fees 09/23	\$ 4,668.17
Rizzetta & Company, Inc.	100315	INV0000083294	Amenity Management & Oversight Personnel 09/23	\$ 2,129.66

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100321	INV0000083322	Cell Phone and Auto Mileage Expenses 06/23	\$ 148.25
Rizzetta & Company, Inc.	100326	INV0000083380	Personnel Reimbursement 09/15/23	\$ 1,112.32
Securiteam, Inc.	100323	17309	Gate Repair - 50% Deposit 09/23	\$ 4,353.00
Solitude Lake Management, LLC	100318	PSI006200	Pond Maintenance 09/23	\$ 1,288.00
Staples	100311	3546049622	Office Supplies 08/23	\$ 120.16
Staples	100324	3547216487	Office Supplies 09/23	\$ 61.77
Stellar Electrical Services, LLC	100330	8112023001	Electrical Repair 09/23	\$ 2,900.91
Straley Robin Vericker	100312	23529	Legal Services 08/23	\$ 1,962.00
Suncoast Rust Control, Inc.	100319	6135	Chemicals for Rust Prevention 08/23	\$ 1,250.00
Suncoast Sparkling Cleaning Service, Inc	100320	373	Clubhouse Cleaning 08/23	\$ 375.00
Tiffany Callahan	100313	082823-Callahan	Rental Deposit Refund 08/23	\$ 250.00
Times Publishing Company	100329	305922 9/23	Act#45385 - Ad 0000305922 09/23	\$ 133.60

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	ACH	Summary Billing 08/23 Auto Draft	Summary Billing 08/23	\$ 4,012.10
Yellowstone Landscape	100325	TM 574159	Summer Annual Installation 08/23	\$ 764.40
Yellowstone Landscape	100327	TM 578495	Monthly Landscape 09/23	\$ 8,153.08
Yellowstone Landscape	100331	TM 593546	Install Replacement Sod 09/23	<u>\$ 5,619.21</u>
Report Totals				<u>\$ 57,864.43</u>

INVOICE



Dewberry

Please remit to: DEWBERRY ENGINEERS INC.
P.O. Box 821824
Philadelphia, PA 19182-1824
(703)849-0100 TIN: 13-0746510

Bill To: VERANDAHS CDD
5844 OLD PASCO ROAD
WESLEY CHAPEL FL 33544

Invoice #: 2321517
Invoice Date: 8/18/2023
Due Date: 9/17/2023
Client #: 448957
Contract #: 50148918
Batch #: 3285394

Work Performed Thru Period Ending 7/28/2023

Job: 50148918 Verandahs CDD WA1 General Eng
General Engineering
WA-1 2022

TIME & MATERIAL BILLING

Task ID Task Description
T001 GENERAL ENGINEERING

Description
ENGINEER V
ENVIRONMENTAL SPECIALIST I

Prev Amount Billed \$ 14,092.50

CURRENT PERIOD BILLING

Hours	Rate	Amount
5.00	170,000	\$ 850.00
.50	95,000	\$ 47.50
TOTAL HOURLY LABOR	5.50	\$ 897.50
TOTAL FOR T001		\$ 897.50

TOTAL FOR JOB: 50148918 \$ 897.50

TOTAL INVOICE AMOUNT DUE \$ 897.50
BY 9/17/2023

Please Reference Invoice Number with Payment

08/28/23

NOTE: Dewberry will not ask our clients to update any banking information via email. Please call Richard Goldstein directly at 703.849.0219 to request or verify our banking information or account number.

This invoice is due and payable within 30 days of the invoice date. Any questions pertaining to the above should be brought to the attention of Dewberry immediately. Thank you.

This invoice accurately reflects the terms and conditions of our agreement and the amount hereon is correct.
REINARDO MALAVE DAVILA

Dewberry complies with Section 202 of Executive Order 11246 as amended by Executive Order 11375.



WEEK BEGINNING		WEEK ENDING		EMPLOYEE NO.	NAME (Last, First, M.I.)	HOME B.U.	P.C.	WEEKLY TIMESHEET					
7/1/2023		7/7/2023		494661	LICARI, GIACOMO S.	2705	3						
PAY TYPE	WORK STATE	JOB/BU	COST CODE	WORK ORDER	DESCRIPTION/CREW INFO	SAT	SUN	MON	TUES	WED	THURS	FRI	TOTALS
1	FL	50148918	T0010000		General Engineering - SWFWMD Submittals Verandahs CDD WA1 General Eng							2.0	2.0
<u>GIACOMO LICARI 7/7/2023</u> EMPLOYEE SIGNATURE						<u>MATTHEW O'CONNOR 7/7/2023</u> APPROVED BY							

INVOICE



Dewberry®

Please remit to: DEWBERRY ENGINEERS INC.
P.O. Box 821824
Philadelphia, PA 19182-1824
(703)849-0100 TIN: 13-0746510

Bill To: VERANDAHS CDD
5844 OLD PASCO ROAD
WESLEY CHAPEL FL 33544

Invoice #: 2343849
Invoice Date: 9/20/2023
Due Date: 10/20/2023
Client #: 448957
Contract #: 50148918
Batch #: 3294177

Work Performed Thru Period Ending 8/25/2023

Job: 50148918 Verandahs CDD WA1 General Eng
General Engineering
WA-1 2022

TIME & MATERIAL BILLING

Task ID **Task Description**
T001 GENERAL ENGINEERING

Description
ENGINEER V

Prev Amount Billed \$ 14,990.00

CURRENT PERIOD BILLING

Hours	Rate	Amount
2.00	170.000	\$ 340.00
TOTAL HOURLY LABOR	2.00	\$ 340.00
TOTAL FOR T001		\$ 340.00

TOTAL FOR JOB: 50148918 \$ 340.00

TOTAL INVOICE AMOUNT DUE \$ 340.00
BY 10/20/2023

Please Reference Invoice Number with Payment

9.26.23

NOTE: Dewberry will not ask our clients to update any banking information via email. Please call Richard Goldstein directly at 703.849.0219 to request or verify our banking information or account number.

This invoice is due and payable within 30 days of the invoice date. Any questions pertaining to the above should be brought to the attention of Dewberry immediately. Thank you.

This invoice accurately reflects the terms and conditions of our agreement and the amount hereon is correct.
REINARDO MALAVE DAVILA

Dewberry complies with Section 202 of Executive Order 11246 as amended by Executive Order 11375.

Digital South Communications, Inc.

1150 Kapp Drive

Clearwater, FL 33765

727.441.2700

accounting@digitalsouth.com

www.digitalsouth.com

Invoice**BILL TO**

Accounts Payable
 The Verandahs Community
 Development Group
 12375 Chenwood Ave
 Hudson, FL 34669
 United States

SHIP TO

12375 Chenwood Ave
 Hudson, Florida 34669
 United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
593519481	09/01/2023	\$40.73	09/22/2023	Net 21	

DATE	ACTIVITY	QTY	RATE	AMOUNT
	100-06-E911-3 E911 Service Charge	1	0.00	0.00
	100-03-CALLPATHM-3 Metered Call Path	5	0.00	0.00
	100-01-EXTN1-1 Business Extension Plan 1	1	30.00	30.00
	100-04-PPM3500-2 3,500 Pre-Paid Domestic (US/Canada) Minutes	5	0.00	0.00
	100-05-DID-2 Domestic Telephone Number (DID)	1	2.00	2.00
	USAGE-7001-1 Domestic Interstate Call Usage	1	0.00	0.00
	USAGE-7002-4 Domestic Intrastate Call Usage	1	0.00	0.00
	USAGE-7010-1 Toll Free Interstate Call Usage	1	0.00	0.00
	USAGE-7011-1 Toll Free Intrastate Call Usage	1	0.00	0.00
	USAGE-7030-3 Conference Bridge Usage	1	0.00	0.00
	USAGE-7020-1 International Call Usage	1	0.00	0.00
	USAGE-7411-1 Directory Assistance Call Usage	1	0.00	0.00
	TAX-64-COMMUNICATIONS_SERVICE_TAX Communications Service Tax	1	2.59	2.59

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DATE	ACTIVITY	QTY	RATE	AMOUNT
	TAX-161-E911_VOIP E911 (VoIP)	1	2.00	2.00
	TAX-226-FCC_REGULATORY_FEE_VOIP FCC Regulatory Fee (VoIP)	1	0.06	0.06
	TAX-162-FUSF_VOIP FUSF (VoIP)	1	3.19	3.19
	TAX-14-STATUTORY_GROSS_RECEIPTS Statutory Gross Receipts	1	0.84	0.84
	TAX-160-STATUTORY_GROSS_RECEIPTS_BUSINESS Statutory Gross Receipts (Business)	1	0.05	0.05

SUBTOTAL	40.73
TAX	0.00
TOTAL	40.73
BALANCE DUE	\$40.73

INVOICE



Customer	The Verandahs Community Development District
Acct #	167
Date	09/18/2023
Customer Service	Kristina Rudez
Page	1 of 1

The Verandahs Community Development District
 c/o Rizzetta Management Services
 3434 Colwell Ave., Ste 200
 Tampa, FL 33614

Payment Information	
Invoice Summary	\$ 13,168.00
Payment Amount	13,168.00
Payment for:	Invoice#19859
100123104	

Thank You

Please detach and return with payment



Customer: The Verandahs Community Development District

Invoice	Effective	Transaction	Description	Amount
19859	10/01/2023	Renew policy	Policy #100123104 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/18/2023	13,168.00

Total
\$ 13,168.00

Thank You

09.25.23

FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555 Atlanta, GA 30374-8555	sclimer@egisadvisors.com	09/18/2023



7823 N Dale Mabry Hwy STE 107
 Tampa, FL 33614
 Ofc: 813-870-2966
 Fax: 813-870-2896

Invoice

Date	Invoice #
9/13/2023	29285

Bill To
The Verandahs Community Development Distr C/O Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Ship To
The Verandahs Community Development Distr Wesley Elias 12375 Chenwood Ave Hudson, FL 34669

S.O. No.	P.O. No.	Terms	Rep
28002		Due on receipt	CDB

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
PM Quarterly	Quarterly Preventative Maintenance - Inspected - Tested -Tightened & Lubricated Fitness Equipment				185.00	185.00

09.13.2022

Subtotal		\$185.00
Sales Tax (0.0%)		\$0.00
Total		\$185.00
Payments/Credits		\$0.00
Balance Due		\$185.00

Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.



State of Florida Department of Revenue

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Sales Tax - [Click for Help](#) NODE: 2

Original Return

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Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.

Access Source: 61-8018399263-2

Confirmation Number: 230912474462

DR-15

Certificate Number	Collection Period	Confirm Date and Time
61-8018399263-2	08/2023	09/12/2023 1:32:33 PM ET

Location Address

12375 CHENWOOD AVE
HUDSON, FL 34669-0000

VERANDAHS COMMUNITY DEVELOPMENT
DISTRICT
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

Contact Information	
Name	Garrett Lee
Phone	(813) 933 - 5571
Email	GLee@rizzetta.com

Debit Date:	9/13/2023
Amount for Check:	\$7.84
Bank Account Type:	Checking
Corporate/Personal:	Corporate
Name on Bank Account:	VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature: **Garrett Lee**
 Phone Number: **813-933-5571**
 Email Address: **GLee@rizzetta.com**

	Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity		\$ 112.00	\$ 0.00	\$ 112.00	\$ 7.84
B. Taxable Purchases				\$ 0.00	\$ 0.00
C. Commercial Rentals	\$	0.00	\$ 0.00	\$ 0.00	\$ 0.00
C(a). Less Sales Tax Scholarship Credits					\$ 0.00
D. Transient Rentals	\$	0.00	\$ 0.00	\$ 0.00	\$ 0.00
E. Food & Beverage Vending	\$	0.00	\$ 0.00	\$ 0.00	\$ 0.00
				5. Total Amount of Tax Due	\$ 7.84
				6. Less Lawful Deductions	\$ 0.00
				7. Net Tax Due	\$ 7.84
				8. Less Est Tax Pd/DOR Cr Memo	\$ 0.00
				9. Plus Est. Tax Due Current Month	\$ 0.00
				10. Amount Due	\$ 7.84
You have chosen not to donate your collection allowance to education.				11. Less Collection Allowance	\$ 0.00
				12. Plus Penalty	\$ 0.00
				13. Plus Interest	\$ 0.00
				14. Amount Due with Return	\$ 7.84
				Payment you have authorized	7.84
15(a). Exempt Amount of Items Over \$5000 (included in Column 3)				15(a). \$	0.00
15(b). Other Taxable Amounts NOT Subject to Surtax (included in Column 3)				15(b). \$	0.00
15(c). Amounts Subject to Surtax at a Rate Different than Your County Surtax Rate (included in Column 3)				15(c). \$	0.00
15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4)				15(d). \$	1.12
16. Hope Scholarship Credits (included in Line 6)				16. \$	0.00
17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)				17. \$	0.00
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)				18. \$	0.00
19. Taxable Sales from Amusement Machines (included in Line A)				19. \$	0.00
20. Rural or Urban High Crime Area Job Tax Credits				20. \$	0.00
21(a). Scholarship Funding Tax Credit				21(a). \$	0.00
21(b). Film and Entertainment Industry Credit				21(b). \$	0.00
21(c). Economic Energy Zone Credit				21(c). \$	0.00

21(d). Strong Families Tax Credit	21(d). \$	0.00
21(e). New Worlds Reading Initiative Tax Credit	21(e). \$	0.00
21. Other Authorized Credits	21. \$	0.00

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$ 250.00

R

Project:

Date: 09/15/23

Payable To: Frances Clase

Reason: Refund Deposit for Private event on 9/10/23

Requestor: Wesley Elias(Club House Attendant)

Directions for Check:

Frances Clase
12553 white bluff rd
Hudson. Fl 34669



Your Monthly Invoice

Account Summary

New Charges Due Date	10/19/23
Billing Date	9/25/23
Account Number	727-856-7773-073119-5
PIN	
Previous Balance	149.98
Payments Received Thru 9/18/23	-149.98
Thank you for your payment!	
Balance Forward	.00
New Charges	149.98
Total Amount Due	\$149.98





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ANYWHERE
SUPPORT**



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 **800-801-6652**

MyFrontier app

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

6790 0007 NO RP 25 09262023 NNNNNNNN 01 000378 0001

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



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



Date of Bill

9/25/23

Account Number

727-856-7773-073119-5

NEXT-GENERATION BUSINESS COMMUNICATIONS

Easy-to-manage HD phone system
One simple app for phone, video, messaging, SMS and fax
Includes video meetings at no added cost*

Frontier® + RingCentral starting at

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PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.

IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA- BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.



Date of Bill
Account Number

9/25/23
727-856-7773-073119-5

CURRENT BILLING SUMMARY

Local Service from 09/25/23 to 10/24/23

Qty Description 727/856-7773.0

Non Basic Charges

Wi-Fi Secure LT-VB

Business Fiber Internet 500

1 Usable Static IP Address

Auto Pay Discount

Total Non Basic Charges

TOTAL 149.98

Charge

80.00

54.99

19.99

-5.00

149.98

CUSTOMER TALK

Beginning with your next bill, your monthly Business Fiber Internet 500 charge will increase to \$64.99. Questions? Please contact customer service.

Effective October 1, 2023, Frontier will no longer print the call detail for zero-rated toll-free usage. To view the call detail log into your online account to access your electronic bill. Call detail will only be supplied where toll-free charges apply.







INVOICE #5004

ISSUED:

09/01/2023

DUE:

09/01/2023

RECIPIENT:

The Verandahs CDD, c/o Rizzetta & Company

3434 Co we Ave. Suite 200
Tampa, FL 33614

SENDER:

High Trim LLC

9425 Osceo a Dr.
New Port Richey, FL 34654

Phone: 727-514-3889

Emai : hightrim4jesus@gmai .com

SERVICE ADDRESS:

Chenwood Ave
Hudson, F or da 34669

For Services Rendered

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Tree Trimming	Month y Maintenance for Conservation Cutback with no height restrictions. Inc duding any branches or limbs that come over and affects the safety and access of property, as we as any dead limbs that can pose a potentia hazard to homes or individua s. Any trees that are affecting properties behind 198 wi be addressed according y for safety concerns. Trees wi be proper y pruned back to co ar cuts where possib e, there are some dead trees that are in the preserve, these wi not be touched un ess they fa onto the property ine and in which case we wi cut up and remove the portion off the property ine. Larger debris wi be hau ed off site, sma er cippings and rakings wi be mu ched on site. This contract does not inc ude storm cean up, that wi be bi ed at \$50.00 per man hour.	1	\$2,200.00	\$2,200.00*
Bush Hogging	Month y Bush hogging on needed areas throughout entire property around the conservation to bring the encroachment back further.	1	\$1,000.00	\$1,000.00



INVOICE #5004

ISSUED:

09/01/2023

DUE:

09/01/2023

* Non-taxable

Thank you for your business. Please contact us with any questions regarding this invoice.

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

Total

\$3,200.00

[Pay Now](#)

9/01/23

INVOICE

Page 2 of 2

INVOICE NUMBER	INVOICE DATE
245107	9/1/2023
CONTRACT NUMBER	DUE DATE
105801-1	10/1/2023

ASSET LOCATION	CHARGE	TAX	TOTAL
OLDSMAR, FL	323.75	0.00	323.75
GRAND TOTAL	323.75	0.00	323.75

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

Invoice

Date	Invoice #
9/1/2023	INV0000083192

Bill To:

VERANDAHS CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,399.17	\$1,399.17
Administrative Services	1.00	\$312.00	\$312.00
Financial & Revenue Collections	1.00	\$398.67	\$398.67
Landscape Consulting Services	1.00	\$725.00	\$725.00
Management Services	1.00	\$1,733.33	\$1,733.33
Website Compliance & Management	1.00	\$100.00	\$100.00
		08/31/23	
Subtotal			\$4,668.17
Total			\$4,668.17

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

Invoice

Date	Invoice #
9/1/2023	INV0000083294

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$800.00	\$800.00
Personnel Reimbursement	1.00	\$1,329.66	\$1,329.66
		09/01/23	
Subtotal			\$2,129.66
Total			\$2,129.66

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

Invoice

Date	Invoice #
8/31/2023	INV0000083322

Bill To:

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

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

Description	Qty	Rate	Amount
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	98.25	\$1.00	\$98.25
		08/07/23	
Subtotal			\$148.25
Total			\$148.25

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

Invoice

Date	Invoice #
9/15/2023	INV0000083380

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,112.32	\$1,112.32
Subtotal			\$1,112.32
Total			\$1,112.32

Securiteam
 13745 N. Nebraska Ave.
 Tampa, FL 33613
 Phone: 813-909-7775
 Fax: 888-596-8464

Invoice

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

Ship To
Verandahs CDD 12375 Chenwood Avenue Hudson, FL 34669

Date	Invoice #	P.O. No.	Terms	Due Date
09/11/2023	17309		Due on Receipt	09/22/2023

QTY	Description
	50% Invoice - Gate Operator Repair SECQ1821
1	Down Payment/Progress Invoice
	09/11/2023

	Subtotal	\$4,353.00
	Sales Tax (0.0%)	\$0.00
	Total	\$4,353.00
	Payments/Credits	\$0.00
	Balance Due	\$4,353.00



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
 1320 Brookwood Drive
 Suite H
 Little Rock, AR 72202
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PSI006200
 Invoice Date: 9/1/2023

Bill

To: The Verandahs CDD
 Rizzetta & Co.
 5844 Old Pasco Road
 e
 Wesley Chapel, FL 33544

Ship

To: The Verandahs CDD
 Rizzetta & Co.
 5844 Old Pasco Road
 Suite 100
 Wesley Chapel, FL 33544

Ship Via
 Ship Date 9/1/2023
 Due Date 10/1/2023
 Terms Net 30

Customer ID 13825
 P.O. Number
 P.O. Date 9/1/2023
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance September Billing 9/1/2023 - 9/30/2023 The Verandahs CDD - LAKE ALL		1	1	1,288.00	1,288.00

09/01/23

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 1,288.00

Subtotal: 1,288.00
 Invoice Discount: 0.00
 Total Sales Tax: 0.00
 Payment Amount: 0.00
Total: 1,288.00



INVOICE DATE	CUSTOMER	SUMMARY INVOICE
8/26/23	ATL 10201388	8071416225
PLEASE PAY BY	TERMS	AMOUNT DUE
9/25/23	Net 30 Days	120.16

INVOICE *DETAIL*

Staples

Bill to Account: @C38291

Ship to Account: THE VERANDAHS

THE VERANDAS CDD
 CATHLY CLART
 3434 COLWELL AVE
 STE 200
 TAMPA, FL 33614

THE VERANDAS CLUBHOUSE
 ATTN: WESLEY ELIAS
 12375 CHENWOOD AVE GATECODE IS 2145
 GATE CODE 2145, DELIVER BETWEEN 9-3
 HUDSON, FL 34669

Budget Ctr :
 Budget Ctr Desc :
 P O Number :
 P O Desc :
 Release :
 Release Desc :

Invoice Number: 3546049622
 Order : 7378231568-000-001
 Ordered By : WESLEY ELIAS
 Order Date : 8/22/23

Order Line	Item Number	Description	Order Qty	B/O Qty	Unit Meas	Ship Qty	Unit Price	Extended Price
1	24328021	KCUP DUNKIN PUMPKIN SPICE 22CT	1		0 BX	1	16.99	16.99
2	24535448	KCUP CAFE BUSTELO ESPRESSO 48CT	1		0 BX	1	29.99	29.99
3	870361	KCUP CE CHAI LATTE 24CT	1		0 BX	1	16.09	16.09
4	866045	KCUP GM HAZELNUT 96CT	1		0 CT	1	57.09	57.09
Freight:		.00	Tax:(.0000 %)				.00	
							Sub-Total:	120.16
							Total:	120.16

08/27/23



INVOICE DATE	CUSTOMER	SUMMARY INVOICE
8/26/23	ATL 10201388	8071416225
PLEASE PAY BY	TERMS	AMOUNT DUE
9/25/23	Net 30 Days	120.16

INVOICE

Staples

THE VERANDAS CDD
 CATHLY CLART
 3434 COLWELL AVE
 STE 200
 TAMPA, FL 33614

Bill to Account: @C38291

Remittance Page of Summary Invoice

Customer Service Inquiries # 877-826-7755 Invoice Payment Inquiries 888-753-4106
 Make checks payable to Staples, PO Box 105748, Atlanta GA 30348-5748

TO ENSURE PROPER CREDIT, TEAR OFF AND RETURN THIS PORTION WITH YOUR PAYMENT

Customer Service Inquiries # 877-826-7755 Invoice Payment Inquiries 888-753-4106



Please send payment to:

INVOICE DATE	CUSTOMER	SUMMARY INVOICE
8/26/23	ATL 10201388	8071416225
PLEASE PAY BY	TERMS	AMOUNT DUE
9/25/23	Net 30 Days	120.16
PLEASE ENTER AMOUNT PAID		

Staples
 PO Box 105748
 Atlanta, GA 30348-5748

ATL80714162250000120168



INVOICE DATE	CUSTOMER	SUMMARY INVOICE
8/26/23	ATL 10201388	8071416225
PLEASE PAY BY	TERMS	AMOUNT DUE
9/25/23	Net 30 Days	120.16

INVOICE SUMMARY

Staples

THE VERANDAS CDD
CATHLY CLART
3434 COLWELL AVE
STE 200
TAMPA, FL 33614

Bill to Account: @C38291

BUDGET CENTER	PURCHASE ORDER	RELEASE	ORDER NUMBER	INVOICE	NET	TAX	MI SC/FREI GHT	TOTAL
			7378231568-000-001	3546049622	120.16	.00	.00	120.16
SUBTOTAL					120.16	.00	.00	120.16
TOTAL					120.16	.00	.00	120.16



INVOICE DATE	CUSTOMER	SUMMARY INVOICE
9/09/23	ATL 10201388	8071565101
PLEASE PAY BY	TERMS	AMOUNT DUE
10/09/23	Net 30 Days	61.77

INVOICE

Staples

THE VERANDAS CDD
 CATHLY CLART
 3434 COLWELL AVE
 STE 200
 TAMPA, FL 33614

09/11/2023

Bill to Account: @C38291

Remittance Page of Summary Invoice

Customer Service inquiries # 877-826-7755 Invoice Payment Inquiries 888-753-4106
 Make checks payable to Staples, PO Box 105748, Atlanta GA 30348-5748

TO ENSURE PROPER CREDIT, TEAR OFF AND RETURN THIS PORTION WITH YOUR PAYMENT
 Customer Service inquiries # 877-826-7755 Invoice Payment Inquiries 888-753-4106



Please send payment to:

INVOICE DATE	CUSTOMER	SUMMARY INVOICE
9/09/23	ATL 10201388	8071565101
PLEASE PAY BY	TERMS	AMOUNT DUE
10/09/23	Net 30 Days	61.77
PLEASE ENTER AMOUNT PAID		

Staples
 PO Box 105748
 Atlanta, GA 30348-5748

ATL80715651010000061777



INVOICE DATE	CUSTOMER	SUMMARY INVOICE
9/09/23	ATL 10201388	8071565101
PLEASE PAY BY	TERMS	AMOUNT DUE
10/09/23	Net 30 Days	61.77

INVOICE *DETAIL*

Staples

Bill to Account: @C38291

Ship to Account: THE VERANDAHS

THE VERANDAS CDD
 CATHLY CLART
 3434 COLWELL AVE
 STE 200
 TAMPA, FL 33614

THE VERANDAS CLUBHOUSE
 ATTN: WESLEY ELIAS
 12375 CHENWOOD AVE GATECODE IS 2145
 GATE CODE 2145, DELIVER BETWEEN 9-3
 HUDSON, FL 34669

Budget Ctr :
 Budget Ctr Desc :
 P O Number :
 P O Desc :
 Release :
 Release Desc :

Invoice Number: 3547216487
 Order : 7614697228-000-001
 Ordered By : WESLEY ELIAS
 Order Date : 9/07/23

Order Line	Item Number	Description	Order Qty	B/O Qty	Unit Meas	Ship Qty	Unit Price	Extended Price
1	24556200	GLADE PLUG-IN CASHMERE 7PK	2	0	PK	2	26.49	52.98
2	24556205	GLADE AERO CASHMERE TWIN 2PK	1	0	PK	1	8.79	8.79
Freight:		.00	Tax: (.0000 %)		.00		Sub-Total :	
							Total :	
							61.77	
							61.77	

Stellar Electrical Services LLC

Invoice

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

Date	Invoice #
9/20/2023	08112023001

Bill To
The Verandahs CDD

P.O. No.	Terms	Project

Quantity	Description	U/M	Rate	Amount
	Main Disconnect Switch Addition - Distribution Panel Replacement - Timeclock Installation			
3	Labor for Permit & Plans Application Preparation		95.00	285.00
4	Labor for Service Post Replacement		95.00	380.00
4	Labor for Additional Work for Trenching and Connecting to 2 inch Bore Work Stud Up Location to The Distribution Panel.		95.00	380.00
4	Labor for Installation of Distribution Panel and Main Disconnect Switch		95.00	380.00
1	Service Charge		95.00	95.00
3	Fuel Surcharge		8.97	26.91
1	Permitting & Plans - Pasco County Commercial Application Intake Fee and Permit Issuance Fee for Permit #23E00708		167.00	167.00
			Total	

Stellar Electrical Services LLC

Invoice

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

Date	Invoice #
9/20/2023	08112023001

Bill To
The Verandahs CDD

P.O. No.	Terms	Project

Quantity	Description	U/M	Rate	Amount
1	<p>Material - Qty. One -100 Amp Main Lug Six Space Exterior Distribution Panel, Qty. One - 60 Amp Exterior Main Distribution Switch, Qty. Four - Number Six Stranded Copper THHN Wire in color Black Red White Green at 15 feet, Qty. Four - Number Twelve Stranded Copper THHN Wire in color Black Red White Green at 25 feet, One Inch Liquidtight Flex conduit at Three Feet, One Inch Liquidtight Flex Connector straight and elbow, One inch LL and LR Conduit Body, One inch PVC conduit and Fittings at Thirty-Five Feet, Half Inch Liquidtight Flex Conduit and Fittings Straight and elbow, Square D two pole Whole Panel Surge Protection Device, Qty. One - 20 Amp two pole Circuit Breaker, Qty. One - 20 Amp Single pole Circuit Breaker, Qty. Five - One Inch Unistrut Conduit Straps, Qty. One - One and a Quarter Inch Unistrut Conduit Straps, Qty. Two - Two Inch two Hole Conduit Straps, Qty. Six Half Inch Two Hole Conduit straps, Qty. One - Half Inch Knock Out Seal, Qty. Thirty Exterior Ceramic Coarse Thread Phillips Head Screw, Qty. Fifty Fender washer, Qty. Ten Unistrut Spring Nuts and Blots, Qty. One -Eight Ounce Silicone, Qty. Two - SquareD Ten and Four Slot Ground Bar, Qty. One - Engraved Address Label for Meter Can, Qty. Two - Exterior Vinyl Electrical Warning and Main Disconnect Stickers for Panel Cover, Qty. One - Six by Six Pressure Treated Post and Aluminum Post Cap, Qty. One - Exterior Metal Single Gang Junction Box, Qty. One - Exterior Metal Single Gang Extra Duty In-Use Cover, Qty. One - 20Amp Ground Fault Interrupting Receptacle, Qty. One - Ten Foot 7/8 Unistrut Galvanized, Qty. Three - Eight by Eight by Four Inch PVC Exterior Junction Box</p> <p>Prepared Plans and commercial application to Replace damaged distribution panel, service Post, add 240Volt 60Amp Main Disconnect Switch, and add 120Volt Timeclock to Electrical Service Post Located at WREC Meter 12013 Chenwood Ave, Hudson, Florida 34669. Submitted Plans and Application to</p>		1,187.00	1,187.00
			Total	

Stellar Electrical Services LLC

Invoice

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

Date	Invoice #
9/20/2023	08112023001

Bill To
The Verandahs CDD

P.O. No.	Terms	Project

Quantity	Description	U/M	Rate	Amount
	<p>Pasco County Building Department. Permit Number 23E00708 Issued. Contacted the Utility Company to disconnect the power to the meter. Removed damaged distribution panel and pressure treated service post. Installed new six by six pressure treated post and aluminum top cap. Mounted Meter to new post. Installed 7/8 galvanized Unistrut and mounted new 60 Amp main circuit breaker Disconnect Switch and Distribution panel. Installed Ground fault Circuit Interrupting Breakers for Timeclock and seasonal lighting landscape receptacles. Installed one-inch pvc conduit from distribution panel to main disconnected switch. Installed one-inch liquidtight flew from main disconnect switch to meter can. Installed number six thhn copper wire from meter to main disconnect switch. Installed number six copper thhn wire from main disconnect switch to the distribution panel. Installed new larger slot ground bars in the main disconnect switch and distribution panel. Made all wire connections to the meter, main disconnect switch, and distribution panel. Installed exterior electrical warning vinyl stickers to the covers of the main disconnect switch and distribution panel. Installed photocell junction box to the service post. Installed new 120Volt 20Amp 24hr power convenience ground fault interrupting duplex receptacle, junction box and in-use cover to the new service post. Installed 8x8x4 junction box below the distribution panel and the Timeclock. Trenched ditch 20 inch deep from main service post and the Timeclock post. Installed one inch conduit in trench and connected to each 8x8x4 pvc junction box. Installed number twelve copper thhn wire through conduits from the distribution panel to the timeclock junction box. Made all necessary electrical connections. Closed all junction boxes and installed all conduit straps. Installed new whole panel 240Volt Surge Protection Device into the distribution panel and made the electrical connections. Printed plastic labels and labeled the distribution panel and receptacles. Installed 4x4 pressure treated post and permit box in visible location for the county inspector.</p>			
			Total	

Stellar Electrical Services LLC

Invoice

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

Date	Invoice #
9/20/2023	08112023001

Bill To
The Verandahs CDD

P.O. No.	Terms	Project

Quantity	Description	U/M	Rate	Amount
	Scheduled rough-in, underground, and final inspections. All inspections were successfully passed by the county electrical inspector. The inspector sent a safe work release form to the WREC utility company for reconnection. Energized the 60Amp Main Disconnect switch and then all of the branch circuit breakers located in the distribution panel. Tested for proper voltage at 120/240 Volt. Tested Ground Fault Interrupting Circuit Breaker test button and noted proper function. To reset GFCI Circuit Breaker after test button simply pull handle to OFF position and then pull to ON position. Tested convenience GFI receptacle test and reset buttons and noted proper function. Set the timeclock time and ON/OFF trippers. Removed 4x4 post and permit box and backfilled trenches. Permit 23E00708 is now closed. All work is complete, all circuits and devices are energized and verified to be functioning correctly.			
			Total	\$2,900.91

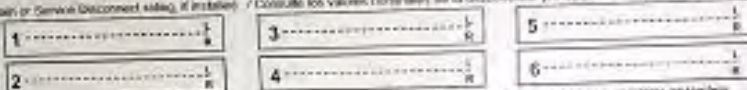




Homeline® Load Center / Centro de Carga Homeline®
Modelo / Serie 002

Catalog No. / No. de Catálogo **HOM612L100RB**
Reset-Test-Type 3R Enclosure / Gabinete Tipo 3R a Prueba de Agua
Main 100 A. Max. / Línea principal de 100 A como máximo
120 / 240 Vac. Max. 1 Ph. 50/60 Hz. / 120/240 V- Max. 1 fase 50/60 Hz.

See Main or Service Disconnect rating at installation / Consulte los valores nominales de la desconexión principal o de acometida, si fue instalada.



1 = Left, R = Right Handles on Toggle Breakers

Close unused circuit breaker openings with filler plates. Order Catalog No. FCMPP. / Cierre con placas de relleno las aberturas de los circuitos no utilizados. Substituya los interruptores de los circuitos no utilizados con placas rellenas. Ordene el catálogo No. FCMPP.

Handle in ON position: circuit breaker is TRIPPED. To reset, move handle to OFF position from the ON position. / La palanca del interruptor está en la posición de CERRADO. Para reiniciar el interruptor, mueva la palanca a la posición de ABIERTO (ON) y luego a la posición de CERRADO (OFF).

To disconnect all load conductors from the supply conductors, turn OFF circuit breaker handle(s) to the OFF position. / Para desconectar todos los conductores de carga de los conductores de suministro, coloque las palancas de los interruptores de los circuitos no utilizados en la posición de CERRADO (OFF).

"Desconexión principal" o "desconexión de acometida" en caso de avería (2)

Modelo / Serie	1	2	3	4	5	6
100 A	15	20	25	30	35	40
200 A	20	25	30	35	40	45

8279-002-01

Made in Mexico



Modelo / Serie 002



TURN-CLOCK 'ON' RECEPTACLE

EAST RECEPTACLE

DANGER
ELECTRIC SHOCK, FLASH, BURN, OR FIRE

PELIGRO
RIESGO DE ELECTRICIDAD, ESTERQUE, QUEMADURAS O INCENDIO

SIGN LIGHTS

24HR RECEPTACLE

SURGE DEVICE





12013 Sherwood Ave

120 16

GL200/240V 3Ø TYPE CT-M 3/16 1.000
1000 C

Hydra







Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

August 29, 2023

Client: 001308

Matter: 000001

Invoice #: 23529

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
7/12/2023	KCH	REVIEW EMAIL UPDATE ON BOS MEETING DECISIONS MADE.	0.5	\$152.50
7/20/2023	MS	PREPARE RESOLUTION ADOPTING BUDGET AND RESOLUTION LEVYING O&M ASSESSMENT FOR FY2023/2024.	1.6	\$280.00
7/21/2023	MS	FINALIZE AND TRANSMIT RESOLUTION APPROVING BUDGET AND RESOLUTION LEVYING O&M ASSESSMENTS FOR FY2023/2024.	0.2	\$35.00
7/21/2023	KCH	REVIEW RESOLUTION ADOPTING BUDGET AND O&M.	0.6	\$183.00
7/26/2023	KCH	REVIEW PROCESS FOR FILLING A VACANT BOARD MEMBER SEAT IN BETWEEN GENERAL ELECTIONS; EMAIL WITH SEAN CRAFT REGARDING SAME.	0.5	\$152.50
8/1/2023	KCH	REVIEW AGENDA, PREPARE FOR, AND ATTEND BOS MEETING.	3.8	\$1,159.00
Total Professional Services			7.2	\$1,962.00

August 29, 2023
Client: 001308
Matter: 000001
Invoice #: 23529

Page: 2

Total Services	\$1,962.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,962.00
Previous Balance		\$1,566.70
<i>Less Payments</i>		<i>(\$1,566.70)</i>
PAY THIS AMOUNT		\$1,962.00

08/29/23

Please Include Invoice Number on all Correspondence

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$ 250.00

R

Project:

Date: 08/28/23

Payable To: Tiffany Callahan

Reason: Refund Deposit for Private event on 8/26/23

Requestor: Wesley Elias(Club House Attendant)

Directions for Check:

Tiffany Callahan
12320 SouthBridge Ter
Hudson. Fl 34669

Tampa Bay Times

tampabay.com

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 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59 0482470

ADVERTISING INVOICE

RECEIVED
 SEP 18 2023

Advertising Run Dates		Advertiser Name	
09/13/23		THE VERANDAHS CCC	
Billing Date	Sales Rep	Customer Account	
09/13/2023	Deirdre Bonett	45385	
Total Amount Due		Ad Number	
\$133.60		0000305922	

PAYMENT DUE UPON RECEIPT

09.18.2023

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/13/23	09/13/23	0000305922	Times	Legals CLS	Meeting Schedule	1	2x54 L	\$129.60
09/13/23	09/13/23	0000305922	Tampabay.com	Legals CLS	Meeting Schedule AffidavitMaterial	1	2x54 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312 3396
 Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
09/13/23		THE VERANDAHS CCC	
Billing Date	Sales Rep	Customer Account	
09/13/2023	Deirdre Bonett	45385	
Total Amount Due		Ad Number	
\$133.60		0000305922	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

THE VERANDAHS CCC
 ATTN: RIZZETTA & CO.
 3434 COLWELL AVE STE 200
 TAMPA, FL 33614

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Tampa Bay Times RECEIVED
Published Daily SEP 18 2023

STATE OF FLORIDA
COUNTY OF Pasco

} SS

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: **Meeting Schedule** was published in said newspaper by print in the issues of **9/13/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco County, Florida** and that the said newspaper has heretofore been continuously published in said **Pasco County, Florida** each day and has been entered as a second class mail matter at the post office in said **Pasco County, Florida** for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

**NOTICE OF PUBLIC MEETING DATES
THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of The Verandahs Community Development District will hold its regular monthly meetings for Fiscal Year 2023 2024 at The Verandahs Amenity Center located at 12375 Chenwood Avenue, Hudson, FL 34669 at 630 PM on the dates as follows:

- October 3, 2023
- November 7, 2023
- December 5, 2023
- January 2, 2024
- February 6, 2024
- March 5, 2024
- April 2, 2024
- May 7, 2024
- June 4, 2024
- July 2, 2024
- August 6, 2024
- September 3, 2024

There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued in progress to a date, time, and place approved by the Board on the record at the meeting without additional notice. Copies of meeting agendas and other documents may be obtained during regular business hours from the office of the District Manager located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, by calling the District Manager at 813 994 1001, or on the District website www.theverandahscdd.org.

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

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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
Sean Craft, District Manager

Run Date: 9/13/2023

0000305922

DB

Signature Affiant

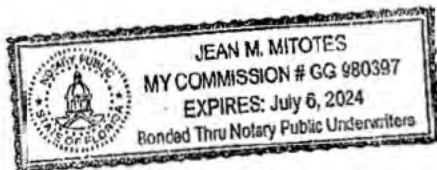
Sworn to and subscribed before me this **09/13/2023**

Jams

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



RECEIVED
SEP 18 2023

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} SS

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a **Legal Notice** in the matter **RE: Meeting Schedule** was published in said newspaper by print in the issues of **9/13/23** or by publication on the newspaper's website, if authorized, on

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THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of The Verandahs Community Development District will hold its regular monthly meetings for Fiscal Year 2023-2024 at The Verandahs Amenity Center located at 12375 Chenwood Avenue, Hudson, FL 34669 at 6:30 PM on the dates as follows:

- October 3, 2023
- November 7, 2023
- December 5, 2023
- January 2, 2024
- February 6, 2024
- March 5, 2024
- April 2, 2024
- May 7, 2024
- June 4, 2024
- July 2, 2024
- August 6, 2024
- September 3, 2024

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The Verandahs Community Development District
Sean Craft, District Manager

Run Date: 9/13/2023

0000305922

DB

Signature Affiant

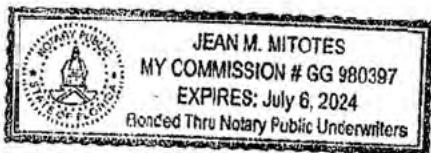
Sworn to and subscribed before me this 09/13/2023

Juan

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



Withlacoochee River Electric Services

The Verandahs CDD

Summary Electric 08/23

Account #	Amount	Bill Date	Due Date	Service Address	GL Code	Object Code
1573431	\$ 513.40	8/21/2023	9/13/2023	Public Lighting	53100	4307
1573432	\$ 3,191.39	8/21/2023	9/13/2023	Public Lighting	53100	4307
1573433	\$ 41.83	8/21/2023	9/13/2023	12013 Chenwood Ave -Sign	53100	4301
2026777	\$ 41.83	8/21/2023	9/13/2023	12414 Southbridge Ter	53100	4301
2095489	\$ 223.65	8/21/2023	9/13/2023	12375 Chenwood Ave - Clubhouse	53100	4304

Total **\$4,012.10**

Total by Co 4301 \$83.66 Utility Services
 4304 \$223.65 Recreational Facility
 4307 \$3,704.79 Area Lighting

Grand Total **\$4,012.10**



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

Account Number **1573431** Cycle **13**
Meter Number
Customer Number 10365384
Customer Name VERANDAHS CDD

Bill Date **08/21/2023**
Amount Due **513.40**
Current Charges Due **09/13/2023**

District Office Serving You
Bayonet Point

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information

Period	Days	Per Day
--------	------	---------

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 507.40
Payment 507.40CR
Balance Forward 0.00



1 0 3 6 5 3 8 4

You have 24-hour access to manage your account on-line through Smarhub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Light Energy Charge 30.83
Light Support Charge 32.97
Light Maintenance Charge 80.72
Light Fixture Charge 99.11
Light Fuel Adj 1,173 KWH @ 0.04000 46.92
Poles (QTY 22) 220.00
FL Gross Receipts Tax 2.85

Total Current Charges 513.40
Total Due E.F.T. 513.40

RECEIVED
08/24/23

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

DO NOT PAY
Total amount will be electronically transferred on or after 09/01/2023.



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

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/21/2023

District: BP13

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	09/01/2023
TOTAL CHARGES DUE	513.40
DO NOT PAY	

000157343100005134000005134006



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

Account Number **1573432** Cycle **13**
Meter Number
Customer Number 10365384
Customer Name VERANDAHS CDD

Bill Date **08/21/2023**
Amount Due **3,191.39**
Current Charges Due **09/13/2023**

District Office Serving You
Bayonet Point

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information

Period	Days	Per Day
--------	------	---------

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 3,142.73
Payment 3,142.73CR
Balance Forward 0.00



1 0 3 6 5 3 8 4

You have 24-hour access to manage your account on-line through Smarhub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Light Energy Charge 269.84
Light Support Charge 252.82
Light Maintenance Charge 404.51
Light Fixture Charge 495.56
Light Fuel Adj 9,488 KWH @ 0.04000 379.52
Poles (QTY 141) 1,366.00
FL Gross Receipts Tax 23.14

Total Current Charges 3,191.39
Total Due E.F.T. 3,191.39

RECEIVED
08/24/23

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	150 14	212 1	305 84	455 46	910 8
	205 1	220 1	306 1	456 1	960 133

DO NOT PAY
Total amount will be electronically transferred on or after 09/01/2023.



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

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/21/2023

District: BP13

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	09/01/2023
TOTAL CHARGES DUE	3,191.39
DO NOT PAY	

000157343200031913900031913904



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

Account Number **1573433** Cycle **13**
Meter Number 40600972
Customer Number 10365384
Customer Name VERANDAHS CDD

Bill Date **08/21/2023**
Amount Due **41.83**
Current Charges Due **09/13/2023**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 12013 CHENWOOD AVE
Service Description SIGN
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
07/17	11979	08/16	11997				18

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Aug 2023	30	1
Jul 2023	32	0
Aug 2022	29	0

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 40.95
Payment 40.95CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 18 KWH @ 0.05017 0.90
Fuel Adjustment 18 KWH @ 0.04000 0.72
FL Gross Receipts Tax 1.05

Total Current Charges 41.83
Total Due E.F.T. 41.83



1 0 3 6 5 3 8 4

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

RECEIVED
08/24/23

DO NOT PAY
Total amount will be electronically transferred on or after 09/01/2023.



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

Please Detach and Return This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/21/2023

District: BP13

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	09/01/2023
TOTAL CHARGES DUE	41.83
DO NOT PAY	

000157343300000418300000418304



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

Account Number **2026777** Cycle **13**
Meter Number **83430026**
Customer Number **10365384**
Customer Name **VERANDAHS CDD**

Bill Date **08/21/2023**
Amount Due **41.83**
Current Charges Due **09/13/2023**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
07/17	1273	08/16	1291				18

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Aug 2023	30	1
Ju1 2023	32	1
Aug 2022	29	1

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 42.17
Payment 42.17CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 18 KWH @ 0.05017 0.90
Fuel Adjustment 18 KWH @ 0.04000 0.72
FL Gross Receipts Tax 1.05

Total Current Charges 41.83
Total Due E.F.T. 41.83



1 0 3 6 5 3 8 4

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

RECEIVED
08/24/23

DO NOT PAY
Total amount will be electronically transferred on or after 09/01/2023.



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

Please Detach and Return This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/21/2023

District: BP13

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	09/01/2023
TOTAL CHARGES DUE	41.83
DO NOT PAY	

000202677700000418300000418300



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

Account Number **2095489** Cycle **13**
Meter Number 79233048
Customer Number 10365384
Customer Name VERANDAHS CDD

Bill Date **08/21/2023**
Amount Due **223.65**
Current Charges Due **09/13/2023**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 12375 CHENWOOD AVE
Service Description CLUBHOUSE
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
07/17	51191	08/16	53175				1984

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Aug 2023	30	66
Ju1 2023	32	63
Aug 2022	29	56

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 215.04
Payment 215.04CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,984 KWH @ 0.05017 99.54
Fuel Adjustment 1,984 KWH @ 0.04000 79.36
FL Gross Receipts Tax 5.59

Total Current Charges 223.65
Total Due E.F.T. 223.65



1 0 3 6 5 3 8 4

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

RECEIVED
08/24/23

DO NOT PAY
Total amount will be electronically transferred on or after 09/01/2023.



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

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/21/2023

District: BP13

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	09/01/2023
TOTAL CHARGES DUE	223.65
DO NOT PAY	

000209548900002236500002236503



INVOICE

INVOICE #	INVOICE DATE
TM 574159	8/10/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: The Verandahs CDD

Invoice Due Date: September 9, 2023

Invoice Amount: \$764.40

Description	Current Amount
Summer Annual Installation	
Annual Installation	\$764.40

RECEIVED
08/10/23

Invoice Total \$764.40

Excellence

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
TM 578495	9/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: The Verandahs CDD

Invoice Due Date: October 1, 2023

Invoice Amount: \$8,153.08

Description	Current Amount
Monthly Landscape Maintenance – September 2023	\$10,716.64
Part 1	\$7,443.08
Part 4	\$ 460.00
Part 3	\$ 250.00

RECEIVED
09.14.2023

Invoice Total \$10,716.64

Excellence
IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
TM 593546	9/22/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: The Verandahs CDD

Invoice Due Date: October 22, 2023

Invoice Amount: \$5,619.21

Description	Current Amount
Sod Replacement across from Clubhouse	
Sod Installation	\$5,619.21
Irrigation	\$0.00

Excellence

Invoice Total \$5,619.21

RECEIVED
09.22.23

IN COMMERCIAL LANDSCAPING

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