



Rizzetta & Company

# The Verandahs Community Development District

---

## Board of Supervisors Meeting January 3, 2024

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

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

# **THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Board of Supervisors</b>	Stanley Haupt Thomas May Tracy Mayle Sarah Nesheiwat Cheryl Michael	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Matthew Huber	Rizzetta & Company, Inc.
<b>District Manager</b>	Sean Craft	Rizzetta & Company, Inc.
<b>District Counsel</b>	Kathryn "KC" Hopkinson	Straley Robin & Vericker
<b>District Engineer</b>	Giacomo Licari	Dewberry Engineering, Inc.

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

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

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

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

# THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

December 28, 2023

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

## **REVISED AGENDA**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of The Verandahs Community Development District will be held on Wednesday, January 3, 2024 at 6:30 p.m., at the Verandahs Amenity Center, 12375 Chenwood Ave., Hudson, FL 34669. The following is the agenda for the meeting:

### **BOS MEETING:**

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
  - A. Solitude
    - i. Review of Aquatics Inspection Report ..... Tab 1
  - B. Landscape Inspection Specialist
    - i. Review of Landscape Inspection Report ..... Tab 2
  - C. Yellowstone
    - i. Review of Landscape Comments (under separate cover)
  - D. Hi-Trim
    - i. Review of Hi Trim Report ..... Tab 3
  - E. District Counsel
  - F. District Engineer
  - G. District Clubhouse Manager
    - i. Review of Clubhouse Manager Report ..... Tab 4
  - H. District Manager
    - i. Review of District Manager’s Report ..... Tab 5
- 4. BUSINESS ITEMS**
  - A. Consideration of Landscape Inspection Services Addendum ..... Tab 6
  - B. Discussion of Encroachment on CDD Property ..... Tab 7**

**5. BUSINESS ADMINISTRATION**

- A. Consideration of Minutes of the Board of Supervisors  
Regular Meeting held on December 5, 2023 ..... Tab 8
- B. Consideration of Operation & Maintenance  
Expenditures for November 2023 ..... Tab 9

**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:** 2023-12-13

**Prepared for:**

District Manager  
Rizzetta & Company

**Prepared by:**

Jason Diogo, Aquatic Biologist

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

**TABLE OF CONTENTS**

Pg

**SITE ASSESSMENTS**

PONDS 140, 130, 80 \_\_\_\_\_ 3

PONDS 90, 100, F100 \_\_\_\_\_ 4

PONDS F120, 150, F16 \_\_\_\_\_ 5

PONDS F160b \_\_\_\_\_ 6

**MANAGEMENT/COMMENTS SUMMARY** \_\_\_\_\_ 6, 7

**SITE MAP** \_\_\_\_\_ 8

140

**Comments:**

Site looks good

Site has responded very well to previous treatments for submersed weed growth. No issues observed at the time of inspection.

**Action Required:**

Routine maintenance next visit

**Target:**



December, 2023



December, 2023

130

**Comments:**

Treatment in progress

Site remains algae free with only minor submersed weed regrowth. Treatment was applied at the time of inspection for good long-term control.

**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation



December, 2023



December, 2023

80

**Comments:**

Normal growth observed

Minor shoreline weed growth on exposed banks. Treatment was applied at the time of inspection. Expect 2 weeks for fallout.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds



December, 2023



December, 2023



90

**Comments:**

Normal growth observed  
Very minor shoreline weed growth on exposed banks.  
Previous treatment for submersed weeds and Lilly Pads was successful.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds



December, 2023



December, 2023

100

**Comments:**

Site looks good  
Site is free of nuisance vegetation. Minor shoreline debris was found and removed at the time of inspection.

**Action Required:**

Routine maintenance next visit

**Target:**



December, 2023



December, 2023

F100

**Comments:**

Site looks good  
No signs of any nuisance growth.  
Site has excellent water clarity.

**Action Required:**

Routine maintenance next visit

**Target:**



December, 2023



December, 2023

Site: F120

Comments:

Treatment in progress  
Site has some minor regrowth of Submersed Slender Spikerush. Treatment was applied at the time of inspection for long-term control.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



December, 2023



December, 2023

Site: 150

Comments:

Site looks good  
Other than a bit of foliage from nearby trees floating along the perimeter, everything looks great..

Action Required:

Routine maintenance next visit

Target:



December, 2023



December, 2023

Site: F160a

Comments:

Site looks good  
The dead Willow skeletons that used to surround the entire site are finally beginning to naturally fallout. The shoreline gets a bit cleaner with each visit.

Action Required:

Routine maintenance next visit

Target:



December, 2023



December, 2023

Site: F160b

**Comments:**

Treatment in progress

Submersed Slender Spikerush is in the early stages of decomposition following the first Dec maintenance(right). Expect 2-4 weeks for complete results.

**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation



December, 2023



December, 2023

**Management Summary**

The sites in this month's inspection continue to look excellent. There was little to no nuisance growth found.

Trash was minimal and looked well maintained.

Water levels are still very low, which we can expect to see until Spring arrives.

The low limbs on site 80, that previously impeded access, have been addressed and looked good. (Thank You)

As always, don't hesitate to reach out with any questions or concerns: [jason.diogo@solitudelake.com](mailto:jason.diogo@solitudelake.com)

Thanks for choosing Solitude Lake Management!

<b>Site</b>	<b>Comments</b>	<b>Target</b>	<b>Action Required</b>
140	Site looks good		Routine maintenance next visit
130	Treatment in progress	Submersed vegetation	Routine maintenance next visit
80	Normal growth observed	Shoreline weeds	Routine maintenance next visit
90	Normal growth observed	Shoreline weeds	Routine maintenance next visit
100	Site looks good		Routine maintenance next visit
F100	Site looks good		Routine maintenance next visit
F120	Treatment in progress	Submersed vegetation	Routine maintenance next visit
150	Site looks good		Routine maintenance next visit
F160a	Site looks good		Routine maintenance next visit
F160b	Treatment in progress	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



December 21, 2023  
Rizzetta & Company  
Jason Liggett – Field Services Manager



Rizzetta & Company  
Professionals in Community Management

# SUMMARY & CHENWOOD AVENUE

## General Updates, Recent & Upcoming Maintenance Events

- Complete red items on the report.
- Merry Christmas

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. This has been in past reports and still haven't seen much change. Have the crews rake out the magnolia leaf drop from the base of the plant material in the center islands on chenwood ave.(Pic 1)**



- Treat the turf weeds on the outbound side of Chenwood Ave from the lift station to the Exit gate.
- Diagnose and treat the decline in the turf on the exit side of Chenwood Ave before the exit gate.
- Continue to work on and improve the Gold Mound Duranta throughout the main blvd on Chenwood Ave.
- Have we provided the district with a proposal with mulch? If not, please provide a proposal for the mulching.

- Make sure during service visits that crews are removing palm boots from around the pool area.
- Remove the sucker growth on the oak tree just passed the amenity center on the outbound side of Chenwood Ave.(Pic 3->)
- Treat the turf weeds at the lift station on White Bluff Road.





# CHENWOOD AVENUE

9. The recently installed sod on the outbound side of Chenwood ave was dead during my inspection. I did reach out to Yellowstone, and they stated they would replace it again. (Pic 9)



10. Start to prepare for the pruning of the Crape Myrtles throughout the district. We can start this work in January.
11. Diagnose and treat the browning in the Juniper near the pullover on the exit side of Chenwood Ave.



Tab 3

# HIGH TRIM

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

To Whom it May Concern:

High Trim performed the monthly maintenance of the conservation in the area marked in Red on 12/12/23. Please note that we did observe a dead tree on the edge of the conservation area behind 12334 Jillian Circle that does pose a threat to nearby property and possible pedestrians walking by. Quote 3988 was sent over on 12.12.23. If you have any questions, please give us a call at 727-514-3889.



Thank you,  
Kristina Nordman  
Office Assistant

Tab 4

Operations Report – December 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**

- **12/02/2023: C. Moggia dinner**
- 12/04/2023: Woman Bible Study
- 12/07/2023: Men's Bible Study
- 12/11/2023: Woman's Bible Study
- 12/14/2023: Men's Bible Study
- 12/18/2023: Women's Bible Study
- 12/19/2023: ACC Meeting
- 12/21/2023: Men's Bible Study
- 12/20/2023: Community Christmas Event



Rizzetta & Company

### **Resident Payment Log**

- **Club House Rental (C.Moggia)**

### **Debit Card Reimbursement log**

- Amazon: Monthly Subscription: 14.99
- Amazon: Christmas Supplies : 154.84
- Walmart: Christmas Supplies : 55.78

### **Suggestions/Concerns**

- **5 Street Light s Repaired**
- **Waiting on Gym Estimate**
- **Christmas Event preparation**



Rizzetta & Company

Tab 5



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Meeting:**  
February 6th @ 6:30 PM

**District  
Manager's  
Report**

January 3

**2024**

T  
H  
E  
V  
E  
R  
A  
N  
D  
A  
H  
S  
C  
D  
D

<u>FINANCIAL SUMMARY</u>	11/30/2023
General Fund Cash & Investment Balance:	\$274,027
Reserve Fund Cash & Investment Balance:	\$201,782
Debt Service Fund Investment Balance:	\$134,118
<b>Total Cash and Investment Balances:</b>	<b>\$609,927</b>
<b>General Fund Expense Variance: \$5,949</b>	<b>Under Budget</b>



Tab 6

**SECOND ADDENDUM TO THE CONTRACT  
FOR  
PROFESSIONAL LANDSCAPE INSPECTION SERVICES**

---

This Second Addendum to the Contract for Professional Landscape Inspection Services (this “**Addendum**”), is made and entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ (the “**Effective Date**”), by and between **The Verandahs Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

**RECITALS**

**WHEREAS**, the District and the Consultant entered into the contract for Professional Landscape Inspection Services dated **July 7, 2016** (the “**Contract**”), incorporated by reference herein; and

**WHEREAS**, the District and the Consultant desire to amend **Exhibit A** – Schedule of Fees of the Fees and Expenses section of the Contract as further described in this Addendum; and

**WHEREAS**, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **EXHIBIT A** – Schedule of Fees attached.

The amended **Exhibit A** – Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

**IN WITNESS WHEREOF** the undersigned have executed this Addendum as of the Effective Date.

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein agree to those terms.

ACCEPTED BY:

**RIZZETTA & COMPANY, INC.**

BY: \_\_\_\_\_

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: \_\_\_\_\_

COMMUNITY: **THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT**

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

**EXHIBIT A**

Schedule of Fees

**STANDARD ON-GOING SERVICES:**

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

---

**MONTHLY**

\$825

**ADDITIONAL AND LITIGATION SUPPORT SERVICES:**

Additional and Litigation Support Services will be billed hourly pursuant to the current hourly rates shown below:

<b>Job Title:</b>	<b>Hourly Rate:</b>
Principal	\$500.00
VP/CFO/COO	\$450.00
Director	\$250.00
Information Technology Manager	\$225.00
Regional District Manager	\$225.00
Financial Services Manager	\$225.00
Accounting Manager	\$225.00
Regional Licensed Community Association Manager	\$200.00
District Manager	\$175.00
Licensed Community Association Manager	\$175.00
Amenity Services Manager	\$175.00
Clubhouse Manager	\$175.00
Senior Helpdesk Support Engineer	\$175.00
Financial Analyst	\$150.00
Division Manager Landscape Inspection Services	\$150.00
Senior Accountant	\$150.00
Collections Manager	\$125.00
Landscape Specialist	\$125.00
Financial Associate	\$125.00
Community Association Coordinator	\$100.00
Staff Accountant	\$100.00
Information Technology	\$100.00
Accounting Clerk	\$85.00
Administrative Assistant	\$85.00

Tab 7





Tab 8



1 **MINUTES OF MEETING**

2  
3 *Each person who decides to appeal any decision made by the Board with*  
4 *respect to any matter considered at the meeting is advised that the person*  
5 *may need to ensure that a verbatim record of the proceedings is made,*  
6 *including the testimony and evidence upon which such appeal is to be based.*  
7

8  
9 **THE VERANDAHS COMMUNITY DEVELOPMENT**  
10 **DISTRICT**

11  
12 The Regular Meeting of the Board of Supervisors of The Verandahs Community  
13 Development District was held on **Tuesday, December 5, 2023, at 6:30 p.m.** at the  
14 Verandahs Amenity Center, 12375 Chenwood Avenue, Hudson, Florida 34669.  
15

16 **Present and Constituting a Quorum:**

17		
18	Stanley Haupt	<b>Board Supervisor, Chair</b>
19	Thomas May	<b>Board Supervisor, Vice Chair</b>
20	Tracy Mayle	<b>Board Supervisor, Assistant Secretary</b>
21	Cheryl Michael	<b>Board of Supervisor, Assistant Secretary</b>
22		

23 **Also Present Were:**

24		
25	Sean Craft	<b>District Manager, Rizzetta &amp; Co.</b>
26	KC Hopkinson	<b>DC, Straley, Robin, Vericker (via phone)</b>
27	Frances Thomson	<b>Clubhouse Manager</b>
28	Josh Hamilton	<b>Yellowstone Landscape</b>
29		

30 **FIRST ORDER OF BUSINESS**

**Call To Order**

31  
32 Mr. Craft called the meeting to order and conducted the roll call, confirming a  
33 quorum for the meeting at approximately 6:30 p.m.  
34

35 **SECOND ORDER OF BUSINESS**

**Audience Comments**

36  
37 There were members of the general audience in attendance, but no comments  
38 were made.  
39

40 **THIRD ORDER OF BUSINESS**

**Staff Reports**

41  
42 **A. Solitude**

43 The Board reviewed the aquatic report.  
44

45 **B. Landscape Inspection Specialist**

46 The Board reviewed the inspection report.

47

48 **C. Yellowstone**

49 The Board indicated that there is an issue with multiple large ant mounds  
50 at Royston and Luftburrow which needs to be addressed. Yellowstone agreed  
51 to treat the area as needed.

52

53 **D. Review of the Hi Trim Report**

54 The Board reviewed the report.

55

56 **E. District Counsel**

57 The Board agreed to keep the existing policies in place as it pertains to  
58 residents renting the clubhouse on major holidays when staff are not present.  
59 Residents have never been and will continue to not be permitted to rent the  
60 clubhouse for private parties on major holidays when no staff are on duty.

61

62 **F. District Engineer**

63 No report and no call.

64

65 **G. Clubhouse Manager's Report**

66 Ms. Thompson presented the Clubhouse Manager's report to the Board.  
67 The Board directed the Clubhouse Manager to adjust her work schedule to a five  
68 (5) day week and six (6) hours per shift. Days off to be flexible based on the  
69 clubhouse party/event schedule.

70

71 **H. District Manager**

72 Mr. Craft informed the Board the next meeting scheduled for January 2,  
73 2024 falls on a company holiday and agreed to hold the January meeting on  
74 Wednesday, January 3, 2024, at 6:30 pm at The Verandahs Clubhouse, located  
75 at 12375 Chenwood Ave, Hudson, FL 34669.

76

77 **FOURTH ORDER OF BUSINESS**

**Consideration of Pond Sign Proposal**

78

79 The Board approved eight (8) signs with concrete to be placed at specific locations  
80 within the community. Board Liaison, Cheryl Michael, to coordinate with the vendor on  
81 installation and locations of the signs.

82

On a motion by Ms. Mayle, and seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the pond sign proposal, for The Verandahs Community Development District.
---

83

84 **FIFTH ORDER OF BUSINESS**

**Ratification of Tree Removal**

85

86 The Board ratified the Yellowstone tree removal proposal with the work having

87 been completed this past month.

88

On a motion by Mr. Haupt, and seconded by Mr. May, with all in favor, the Board of Supervisors ratified the tree removal proposal with Yellowstone, for The Verandahs Community Development District.

89

90 **SIXTH ORDER OF BUSINESS**

**Consideration of Minutes of Board of Supervisors' Regular Meeting Held on November 7, 2023**

91

92

93

On a motion by Mr. May, and seconded by Ms. Michael, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting Held on November 7, 2023, as presented, for The Verandahs Community Development District.

94

95 **SEVENTH ORDER OF BUSINESS**

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

96

97

98

On a motion by Mr. Haupt, and seconded by Mr. May, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for October 2023, totaling \$56,405.95, for The Verandahs Community Development District.

99

100 **EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

101

102 No requests were made.

103

104 **NINTH ORDER OF BUSINESS**

**Adjournment**

105

106 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.

107

108

On a motion by Mr. May, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors adjourned the meeting at 7:37 p.m., for The Verandahs Community Development District.

109

110

111

112

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

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

114

Tab 9

# 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](http://www.verandahscdd.org)

## **Operations and Maintenance Expenditures November 2023 For Board Approval**

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

The total items being presented:    **\$35,846.63**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# The Verandahs Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Amanda Walker-Laing	100395	112123 Walker-Laing	Clubhouse Rental Deposit Refund 11/23	\$ 250.00
Cheryl L Michael	100378	CM110723	Board of Supervisors Meeting 11/07/23	\$ 200.00
Dewberry Engineers, Inc.	100379	2361591	Engineering Services 10/23	\$ 585.00
Digital South Communications, Inc.	100372	593520026	Monthly Phone Service 11/23	\$ 41.36
Florida Department of Commerce	100386	88934	Special District Fee FY 23/24	\$ 175.00
Florida Department of Revenue	ACH	61-8018399263-2 ACH 10/23	Sales & Use Tax 10/23	\$ 1.75
Frontier Florida, LLC	ACH	727-856-7773-073119-5 ACH 11/23	Clubhouse Internet & TV 11/23	\$ 164.98
High Trim, LLC	100373	5134	Tree Maintenance (Chenwood Ave) 11/23	\$ 3,200.00
Johnny Cool, Inc.	100380	7907	Service Call 09/23	\$ 274.00
Johnny Cool, Inc.	100380	7995	Maintenance Agreement 10/23	\$ 278.00

# The Verandahs Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Board of County Commissioners	100393	03-25-17-0070-0P100-0010 11/23	2023 Solid Waste Assessment 11/23	\$ 442.18
Pasco County Tax Collector	100374	03-25-17-0070-0P100-0010 11/23	2023 Stormwater Assessment 11/23	\$ 319.20
Pasco County Utilities	100388	19349783	12375 Chenwood Avenue 10/23	\$ 88.56
Pathward, National Association	ACH	253163 ACH 10/23	Lease 193024-VF000 10/23	\$ 323.75
Rizzetta & Company, Inc.	100370	INV0000084918	District Management Fees 11/23	\$ 4,668.17
Rizzetta & Company, Inc.	100376	INV0000085028	Personnel Reimbursement 10/23	\$ 360.06
Rizzetta & Company, Inc.	100377	INV0000085050	Personnel Reimbursement 11/23	\$ 2,328.33
Rizzetta & Company, Inc.	100394	INV0000085679	Personnel Reimbursement 11/23	\$ 1,274.57
Sarah Nesheiwat	100381	SN110723	Board of Supervisors Meeting 11/07/23	\$ 200.00
Securiteam, Inc.	100375	17532	Quarterly Monitoring 11/23	\$ 150.00

# The Verandahs Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC	100389	PSI029310	Pond Maintenance 11/23	\$ 1,340.00
Staples	100371	3551213400	Office Supplies 10/23	\$ 20.49
Straley Robin Vericker	100382	23830	Legal Services 10/23	\$ 1,647.00
Suncoast Rust Control, Inc.	100383	6348	Chemicals for Rust Prevention 10/23	\$ 1,250.00
Thomas M. May	100387	111423 May	Reimbursement for Holiday Lights 11/23	\$ 90.47
Thomas M. May	100384	TMAY110723	Board of Supervisors Meeting 11/07/23	\$ 200.00
Tracy E. Mayle	100385	TM110723	Board of Supervisors Meeting 11/07/23	\$ 200.00
Waste Management Inc. of Florida	100390	0901300-1568-9	Waste Removal Clubhouse Quarterly 12/23-02/24 11/23	\$ 53.97
Withlacoochee River Electric Cooperative, Inc.	ACH	Summary Billing ACH 10/23	Summary Billing 10/23	\$ 3,976.95
Yellowstone Landscape	100391	TM611422	Monthly Landscape 11/23	\$ 8,153.08



# The Verandahs Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	100392	TM621777	Plant Replacement at Entrance 11/23	\$ 2,262.00
Yellowstone Landscape	100391	TM621778	Annual Installation 11/23	\$ 986.33
Yellowstone Landscape	100391	TM622495	Tree Removal 11/23	<u>\$ 341.43</u>
<b>Report Totals</b>				<b><u>\$ 35,846.63</u></b>

# THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

## Check Request

Amount: \$ 250.00

Project: Baby shower

Date: 11/21/23 For December 9<sup>th</sup>

Payable To: Amanda Walker

Reason: Clubhouse Rental Deposit Refund

Requestor: Frances Thomson (Clubhouse Manager)

Directions for Check:

Amanda Walker - Lainy  
12444 Southbridge terrace  
Hudson FL 34669

1  
11.22.23

Event canceled

**The Verandahs CDD**  
Meeting Date: November 7, 2023  
**SUPERVISOR PAY REQUEST**

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Tracy Mayle	✓
Thomas May	✓
Sarah Nesheiwat	✓
Stanley Haupt	
<i>Cheryl Michael</i>	✓

11.08.23

**NOTE: Supervisors are only paid if checked.**

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	<i>6:30 pm</i>
Meeting End Time:	<i>8:19 pm</i>
Total Meeting Time:	<del>-0:00</del> <i>1:49</i>

Time Over (3) Hours:

Total at \$175 per Hour:

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: *Neena Gifford*

# 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 #: 2361591  
Invoice Date: 11/10/2023  
Due Date: 12/10/2023  
Client #: 448957  
Contract #: 50168669  
Batch #: 3312743

Work Performed Thru Period Ending 10/27/2023

Job: 50168669 The Verandahs CDD 2024 Gen Eng

## TIME & MATERIAL BILLING

Task ID	Task Description	CURRENT PERIOD BILLING		
T001	General Engineering			
	<u>Description</u>	<u>Prev Amount Billed</u>	<u>Hours</u>	<u>Rate</u>
	LICARI, GIACOMO S	\$ .00	3.00	\$ 195.000
				\$ 585.00
			<b>TOTAL HOURLY LABOR</b>	<b>\$ 585.00</b>
			<b>TOTAL FOR T001</b>	<b>\$ 585.00</b>

TOTAL FOR JOB: 50168669 \$ 585.00

**TOTAL INVOICE AMOUNT DUE \$ 585.00**  
**BY 12/10/2023**

Please Reference Invoice Number with Payment

11.10.23

**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.  
GIACOMO SALVATORE LICARI

**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
593520026	11/01/2023	\$41.36	11/22/2023	Net 21	<b>\$41.36</b>

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>100-06-E911-3</b> E911 Service Charge	1	0.00	0.00
	<b>100-03-CALLPATHM-3</b> Metered Call Path	5	0.00	0.00
	<b>100-01-EXTN1-1</b> Business Extension Plan 1	1	30.00	30.00
	<b>100-04-PPM3500-2</b> 3,500 Pre-Paid Domestic (US/Canada) Minutes	5	0.00	0.00
	<b>100-05-DID-2</b> Domestic Telephone Number (DID)	1	2.00	2.00
	<b>USAGE-7001-1</b> Domestic Interstate Call Usage	1	0.00	0.00
	<b>USAGE-7002-4</b> Domestic Intrastate Call Usage	1	0.00	0.00
	<b>USAGE-7010-1</b> Toll Free Interstate Call Usage	1	0.00	0.00
	<b>USAGE-7011-1</b> Toll Free Intrastate Call Usage	1	0.00	0.00
	<b>USAGE-7030-3</b> Conference Bridge Usage	1	0.00	0.00
	<b>USAGE-7020-1</b> International Call Usage	1	0.00	0.00
	<b>USAGE-7411-1</b> Directory Assistance Call Usage	1	0.00	0.00
	<b>TAX-64-COMMUNICATIONS_SERVICE_TAX</b> Communications Service Tax	1	2.64	2.64

We now offer convenient no fee automatic payment options. If you are interested in enrolling in Auto-Pay, please complete the attached credit card form and return to: accounting@digitalsouth.com.

DATE	ACTIVITY	QTY	RATE	AMOUNT
	TAX-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	3.76	3.76
	TAX-14-STATUTORY_GROSS_RECEIPTS Statutory Gross Receipts	1	0.85	0.85
	TAX-160- STATUTORY_GROSS_RECEIPTS_BUSINESS Statutory Gross Receipts (Business)	1	0.05	0.05

SUBTOTAL	41.36
TAX	0.00
TOTAL	41.36
BALANCE DUE	<b>\$41.36</b>

11.01.23

**Florida Department of Economic Opportunity, Special District Accountability Program**

**Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update**

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 88934
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

**STEP 1:** Review the following profile and make any needed changes.

**1. Special District's Name, Registered Agent's Name and Registered Office Address:**



OCT 5 2023

001802  
**Verandahs Community Development District, The**  
 Mr. William J. Rizzetta  
 3434 Colwell Avenue, Suite 200  
 Tampa, Florida 33614

- 2. Telephone:** 813-514-0400 Ext:
- 3. Fax:** 813-514-0401
- 4. Email:** brizzetta@rizzetta.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** theverandahscdd.org
- 8. County(ies):** Pasco
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 11/15/2006
- 11. Creation Document on File:** 11/15/2006
- 12. Date Established:** 07/25/2006
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** Pasco County
- 15. Creation Document(s):** County Ordinance 06-20
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments

**STEP 2:** Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: William J. Rizzetta Date 11/13/23

**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.

**a. Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Florida Department of Economic Opportunity.

**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

- 1.  This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
- 2.  This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved:  Denied:  Reason: \_\_\_\_\_

**STEP 4:** Make a copy of this document for your records.

**STEP 5:** Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.



# State of Florida Department of Revenue

[DOR Home](#)[e-Services Home](#)[Print Page](#)[Contacts](#)[Logout](#)Sales Tax - [Click for Help](#) NODE: 2

Original Return

**FOR YOUR RECORDS ONLY - DO NOT MAIL**

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: 231103856392**

DR-15

Certificate Number	Collection Period	Confirm Date and Time
61-8018399263-2	10/2023	11/03/2023 4:12:38 PM ET

**Location Address**12375 CHENWOOD AVE  
HUDSON, FL 34669-0000VERANDAHS 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:	11/6/2023
Amount for Check:	\$1.75
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
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		\$ 25.00	\$ 0.00	\$ 25.00	\$ 1.75
B. Taxable Purchases				\$ 0.00	\$ 0.00
C. Commercial Rentals	\$	0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>C(a). Less Sales Tax Scholarship Credits</b>					\$ 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	\$ 1.75
				6. Less Lawful Deductions	\$ 0.00
				7. Net Tax Due	\$ 1.75
				8. Less Est Tax Pd/DOR Cr Memo	\$ 0.00
				9. Plus Est. Tax Due Current Month	\$ 0.00
				10. Amount Due	\$ 1.75
<b>You have chosen not to donate your collection allowance to education.</b>				11. Less Collection Allowance	\$ 0.00
				12. Plus Penalty	\$ 0.00
				13. Plus Interest	\$ 0.00
				14. Amount Due with Return	\$ 1.75
				<b>Payment you have authorized</b>	<b>1.75</b>
15(a). Exempt Amount of Items Over \$5000 (included in Column 3)				15(a). \$	0.00
15(b). Other Taxable Amounts <b>NOT</b> 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). \$	0.25
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



Your Monthly Invoice

Account Summary

<b>New Charges Due Date</b>	<b>11/20/23</b>
Billing Date	10/25/23
Account Number	727-856-7773-073119-5
PIN	
Previous Balance	149.98
Payments Received Thru 10/18/23	-149.98
Thank you for your payment!	
Balance Forward	.00
New Charges	164.98
<b>Total Amount Due</b>	<b>\$164.98</b>




10.27.23

**ANYTIME,  
ANYWHERE  
SUPPORT**



Our new MyFrontier® app makes it easy to manage your account, make a payment, track your orders and get support on the go.



[frontier.com/resources/myfrontier-mobile-app](http://frontier.com/resources/myfrontier-mobile-app)

**WAYS TO PAY YOUR BILL**

 [frontier.com/signupforautopay](http://frontier.com/signupforautopay)

 **800-801-6652**

**MyFrontier app**



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

6790 0007 NO RP 25 10262023 NNNNNNYN 01 999467

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

PAYMENT STUB

<b>Total Amount Due</b>	<b>\$164.98</b>
New Charges Due Date	11/20/23
Account Number	727-856-7773-073119-5
<b>Amount Enclosed</b>	<b>\$ 164.98</b>

Mail Payment To:

FRONTIER  
PO BOX 740407  
CINCINNATI, OH 45274-0407

13500872785677730731190000000000000000164985



Date of Bill  
Account Number

10/25/23  
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

# \$24.99

/mo. when bundled with Frontier Fiber

\*Standard package

[business.frontier.com/unified-communications](https://business.frontier.com/unified-communications)



For help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter) or chat at [frontier.com/chat](https://frontier.com/chat). Visually impaired/TTY customers, call 711.

### 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](https://frontier.com/internetdisclosures).

### SERVICE TERMS

Visit [frontier.com/terms](https://frontier.com/terms), [frontier.com/tariffs](https://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](https://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](https://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

10/25/23  
727-856-7773-073119-5

**CURRENT BILLING SUMMARY**

Local Service from 10/25/23 to 11/24/23

Qty Description 727/856-7773.0

**Non Basic Charges**

Wi-Fi Secure LT-VB

Business Fiber Internet 500

1 Usable Static IP Address

Total Non Basic Charges

**TOTAL 164.98**

**Charge**

80.00

64.99

19.99

**164.98**

**CUSTOMER TALK**

Beginning with this bill, your monthly Business Fiber Internet 500 charge has increased to \$64.99. Questions? Please contact customer service.





# INVOICE #5134

ISSUED:

11/01/2023

DUE:

11/01/2023

**RECIPIENT:**

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

3434 Co we Ave. Suite 200  
Tampa, FL 33614

**SENDER:**

**High Trim LLC**

9425 Osceola Dr.  
New Port Richey, FL 34654

Phone: 727-514-3889

Emai : hightrim4jesus@gmail .com

Website: www.hightrimtreeservice.com

**SERVICE ADDRESS:**

Chenwood Ave  
Hudson, Florida 34669

## For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Tree Trimming	Monthly Maintenance for Conservation Cutback with no height restrictions. Including any branches or limbs that come over and affects the safety and access of property, as well as any dead limbs that can pose a potential hazard to homes or individuals. Any trees that are affecting properties behind 198 will be addressed accordingly for safety concerns. Trees will be properly pruned back to clear cuts where possible, there are some dead trees that are in the preserve, these will not be touched unless they fall onto the property line and in which case we will cut up and remove the portion off the property line. Larger debris will be hauled off site, smaller cippings and rakings will be mulched on site. This contract does not include storm clean up, that will be billed at \$50.00 per man hour.	1	\$2,200.00	\$2,200.00*
Bush Hogging	Monthly 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 #5134

ISSUED:

11/01/2023

DUE:

11/01/2023

\* 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](#)

11.01.23



**Johnny Cool Inc.**

Verandahs Community Development District C/o Rizetta & Company  
 Verandahs Community Development District C/o Rizetta & Company  
 3434 Colwell Ave, 200  
 Tampa, FL 33614

✉ cddinvoices@rizetta.com

INVOICE	#7907
SERVICE DATE	Sep 28, 2023
DUE	Upon receipt
AMOUNT DUE	<b>\$274.00</b>

SERVICE ADDRESS

Verandahs Club House  
 12375 Chenwood Ave  
 Hudson, FL 34669

CONTACT US

8645 RIDGE ROAD  
 NEW PORT RICHEY , FL 34654

☎ (727) 847 0108

✉ airjon99@yahoo.com

Service completed by: Justyn J.

INVOICE

Services	qty	unit price	amount
<b>Service Call / Diagnostic Service call / comercial</b> Diagnost c fee on a commerc a ca s ncreased for severa reasons. 1st s that t takes pr or ty so your bus ness does not ose bus ness our techn c ans are sent asap regard ess of geograph c ocat on. Set up of extens on adders and just ocat ng the broken un t can be very t me consum ng.  Soundsystem a c ogged dra n ne, caus ng you to shut down on the float sw tch. We c eared the dra n ne out, wh ch was fu of nasty white gunk. After c ear ng the ne system s now n tra ng and coo ng propely with a 20° temperature sp t. A thermostats are current y sat sfied and a zone dampers are operat ng propely.	1.0	\$149.00	\$149.00
<b>Purge drain with nitrogen</b> Techn c an cuts open the pr mary at the ar hand er then attach ng the proper apparatus to b ow out dra n and any sed ment that has bu t up that a shop vac or hose flush cou d not remove.	1.0	\$125.00	\$125.00
<b>Total</b>			<b>\$274.00</b>

11.07.23

When paying by check please include invoice number and address of home / rental. Thank you for your business !!!





## Johnny Cool Inc.

Verandahs Community Development District C/o Rizetta & Company

Verandahs Community Development District C/o Rizetta & Company

3434 Colwell Ave, 200

Tampa, FL 33614

✉ cddinvoices@rizetta.com

INVOICE	#7995
SERVICE DATE	Oct 18, 2023
DUE	Upon receipt
AMOUNT DUE	<b>\$278.00</b>

### SERVICE ADDRESS

VERANDAS CLUBHOUSE

12375 Chenwood Ave

Hudson, FL 34669

### CONTACT US

8645 RIDGE ROAD

NEW PORT RICHEY , FL 34654

☎ (727) 847 0108

✉ airjon99@yahoo.com

Service completed by: Justyn J.

## INVOICE

Services	qty	unit price	amount
MAINTENANCE AGREEMENT SYSTEM 1	1.0	\$189.00	\$189.00

A Maintenance agreement can save you thousands on repairs of your HVAC system and by lowering your UTILITY BILL by keeping your coils and electrical components clean. This is because the agreement includes a FREE tune up that our office will not let you forget. Preferably sometime between October and May we will call you to schedule a time at your convenience for our technician to come out and do a thorough tune up on your system. It is at this time of year that our industry starts its slow season so our technicians will be able to take the right time and not be rushed while they care for your unit. This agreement shows you have committed to us so you will also benefit from priority service.

An A/C tune-up keeps your air conditioning system in good working order. It includes:

**SYSTEM 1**

- Inspect coil temperature & pressure
- System cooling with proper pressures
- Check & adjust thermostat
- Thermostat functioning properly
- Repair wiring, inspect contacts, Measure capacitors
- All connections checked and tightened. Contactor in good condition. Capacitor testing in range at 45/45 herm; 5/5 fan
- Clean evaporator coil
- Cleaned
- Clean condenser coil hose available
- No hose available for cleaning
- Clean condensate drain
- Cleared
- Inspect outdoor disconnect
- All disconnects functioning properly
- Inspect condenser fan motor & blades
- Amping in range at 1.0/1.2
- Measure compressor amps at startup
- Amping in range at 9.3/17.9; not drawing LRA which is good

When completed you will receive a recommendation for any further maintenance or repair needs of your system and 10% off on all repairs during regular hours and no overtime rates.

**COMMERCIAL**

1ST UNIT.....189.00  
 EACH ADDITIONAL UNIT.....169.00

---

**ADDITIONAL 3 TRIPS** 1.0 \$0.00

If customer wants piece of mind on regularly scheduled maintenance we will come out quarterly to clean drain which is the main reason and check temperatures and do an overall inspection of both systems. Along with annual tune ups

**QUARTERLY**

TOTAL.....650.00

---

**MONTHLY FILTER CHANGE** 1.0 \$0.00

Once a month we will supply and replace all filters in the building cleaning the drain quarterly checking temperatures an overall condition of the system. Along with annual tune-ups

**MONTHLY**

TOTAL.....1,475.00

---

**2ND MAINTENANCE AGREEMENT SYSTEM 2** 1.0 \$169.00 \$169.00

- Inspect cooling system & pressure
- System cooling with proper pressures
- Check & adjust thermostat
- Thermostat functioning properly
- Repair wiring, inspect contacts, Measure capacitors
- All connections checked and tightened. Contactor in good condition. Capacitor testing in range at 29/30 herm; 5/5 fan
- Clean evaporator coils
- Cleaned
- Clean condenser fan hose available
- No hose available
- Clean condensate drain
- Cleaned
- Inspect outdoor disconnect
- All disconnects functioning properly
- Inspect condenser fan motor & blades
- Amperage in range at .42/.50
- Measure compressor amps at startup
- Amperage in range at 4.1/9.0; not drawing LRA

Subtotal	\$358.00
VERANDAHS DISCOUNT	\$80.00
<b>Total</b>	<b>\$278.00</b>

11.07.23

When paying by check please include invoice number and address of home / rental. Thank you for your business !!!

\*All sales are final\* \* Quotes are valid for 60 days from date given \*

License CAC1814079

Johnny Cool Inc. Terms & Conditions

I have the authority to order the above described work. It is agreed that the seller will retain title to any equipment or material furnished until full and complete payment is made., and if settlement is not made as agreed, the seller shall have the right to remove same and the seller shall be held harmless for damages resulting from the removal thereof. If this invoice is not paid within 30 days, I agree to pay 1 1/2% per month (18% annual rate) or the maximum allowed in the state of residence on the unpaid balance. If this invoice is placed for collection I agree to pay seller's attorney fees and any court costs. All sales are final.



# Pasco County, Florida

Solid Waste & Resource Recovery Department  
P.O. Box 210  
New Port Richey FL 34656-0210  
Ph: 727-847-8123

VERANDAHS COMMUNITY DEVELOPMENT DISTRICT  
5844 OLD PASCO RD STE 100  
WESLEY CHAPEL, FL 33544-4010

PARCEL ADDRESS:  
12375 CHENWOOD AVENUE  
HUDSON, FL 34669

Use code: 77  
Description: CLUBS, LODGES, HALLS

Date : 11/3/2023

Parcel ID : 03-25-17-0070-0P100-0010

"H" Indicates Hauler Record.

Card	Use Code	Assessment
01	77	\$460.60

Total Assessment Levied all Cards: \$460.60

11.21.23

**\*\* IMPORTANT - PLEASE READ : The final date for filing the 2023 appeal is January 31, 2024 \*\***

**To complete an appeal form please go to the website address below:**

**<https://bit.ly/PascoSWAppeal>**

**To make an online payment please go to:**

**<https://secure.pascocountyfl.net/solidwastecustomerportal/#/>**

**For instructions please go to:**

**<https://bit.ly/PascoSWInstructions>**

Please detach here and return bottom part with payment

2023 Solid Waste Disposal Assessment. **Invoice# 23220864** Total Fee Due If Paid By:

NOV 30	DEC 31	JAN 31	FEB 29	MAR 31	APR 30 *	MAY 31 *
\$442.18	\$446.78	\$451.39	\$455.99	\$460.60	\$467.51	\$474.42
Assessment Levied \$460.60			Parcel Number 03-25-17-0070-0P100-0010		* Delinquent April 1	

**PAID \$442.18**

VERANDAHS COMMUNITY DEVELOPMENT DISTRICT  
5844 OLD PASCO RD STE 100  
WESLEY CHAPEL, FL 33544-4010

**Payable To:**  
Board of County Commissioners  
**Mail To:**  
Solid Waste & Resource Recovery Department  
P.O. Box 210  
New Port Richey FL 34656-0210

070000460604000000000232208643

**Mike Fasano**  
**Pasco County Tax Collector**

**2023 Real Estate**

*"Thank You for allowing us to serve you."*

Parcel / Account Number	Escrow	Tax District
03-25-17-0070-0P100-0010		62VT

Pay your current taxes online at [www.pascotaxes.com](http://www.pascotaxes.com)

VERANDAHS COMMUNITY  
 DEVELOPMENT DISTRICT  
 5844 OLD PASCO RD STE 100  
 WESLEY CHAPEL, FL 33544-4010

12375 CHENWOOD AVENUE

VERANDAHS PB 56 PG 064 POR OF TRACT  
 P1 DESC AS: COM AT  
 See Additional Legal on Tax Roll

Taxing Authority	Ad Valorem Taxes						Taxes Levied
	Telephone	Millage	Assessed Value	Exemption	Taxable Value		
COUNTY COMMISSION - OPERATING	727-847-8980	7.5700	0	0	0	0.00	
SCHOOL OPERATING STATE LAW	727-774-2268	3.2010	0	0	0	0.00	
SCHOOL - CAPITAL OUTLAY	727-774-2268	1.5000	0	0	0	0.00	
SCHOOL - ADDITIONAL OPERATING	727-774-2268	1.0000	0	0	0	0.00	
SCHOOL - LOCAL DISCRETIONARY	727-774-2268	0.7480	0	0	0	0.00	
COUNTY MUNICIPAL SERVICE FIRE DIST	727-847-8980	2.1225	0	0	0	0.00	
SW FLA WATER MANAGEMENT DISTRICT	800-423-1476	0.2043	0	0	0	0.00	
PASCO COUNTY MOSQUITO CONTROL	727-376-4568	0.2545	0	0	0	0.00	
COUNTY FIRE RESCUE BOND 2019	727-847-8980	0.0234	0	0	0	0.00	
COUNTY FIRE RESCUE BOND 2020	727-847-8980	0.0526	0	0	0	0.00	
COUNTY JAIL BOND 2019	727-847-8980	0.0293	0	0	0	0.00	
COUNTY JAIL BOND 2021	727-847-8980	0.1228	0	0	0	0.00	
COUNTY PARKS & REC BOND 2019	727-847-8980	0.0109	0	0	0	0.00	
COUNTY PARKS & REC BOND 2022	727-847-8980	0.0122	0	0	0	0.00	
COUNTY LIBRARIES BOND 2019	727-847-8980	0.0107	0	0	0	0.00	
COUNTY LIBRARIES BOND 2021	727-847-8980	0.0098	0	0	0	0.00	
<b>Total Millage</b>		16.8720	<b>Total Ad Valorem Taxes</b>		\$0.00		

Levying Authority	Non-Ad Valorem Taxes		Amount		
	Telephone				
THE VERANDAHS	813-933-5571		0.00		
COUNTY STORMWATER	727-834-3611		332.50		
			11.01.23		
<b>Total Non-Ad Valorem Taxes</b>			\$332.50		
<b>Total Combined Taxes &amp; Assessments</b>			\$332.50		
If Paid By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Please Pay	\$319.20	\$322.52	\$325.85	\$329.17	\$332.50

*Your check is your receipt, or you may visit our website, [www.pascotaxes.com](http://www.pascotaxes.com) to print a receipt.*

◆ PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT ◆

**Mike Fasano**  
**Pasco County Tax Collector**

**2023 Real Estate**

*"Thank You for allowing us to serve you."*

Parcel / Account Number	Escrow	Tax District
03-25-17-0070-0P100-0010		62VT

Pay your current taxes online at [www.pascotaxes.com](http://www.pascotaxes.com)

If Paid By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Please Pay	\$319.20	\$322.52	\$325.85	\$329.17	\$332.50

PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276

12375 CHENWOOD AVENUE

VERANDAHS COMMUNITY  
 DEVELOPMENT DISTRICT  
 5844 OLD PASCO RD STE 100  
 WESLEY CHAPEL, FL 33544-4010

VERANDAHS PB 56 PG 064 POR OF TRACT  
 P1 DESC AS: COM AT  
 See Additional Legal on Tax Roll



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

LAND O' LAKES (813) 235-6012  
 NEW PORT RICHEY (727) 847-8131  
 DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net  
 Pay By Phone: 1-855-786-5344

1 1 1  
 05-46125

VERANDAHS CDD

Service Address: **12375 CHENWOOD AVENUE**

Bill Number: 19349783

Billing Date: 11/14/2023

Billing Period: 9/22/2023 to 10/23/2023

Account #	Customer #
1004775	01380112
Please use the 15-digit number below when making a payment through your	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	18021429	9/22/2023	38	10/23/2023	40	31	2

Usage History	
Month	Water
October 2023	2
September 2023	0
August 2023	1
July 2023	1
June 2023	1
May 2023	1
April 2023	1
March 2023	0
February 2023	0
January 2023	1
December 2022	0
November 2022	1

Transactions		
Previous Bill		69.01
Payment 10/24/23		-69.01 CR
<b>Past Due</b>		<b>0.00</b>
Current Transactions		
Water		
Water Base Charge		21.24
Water Tier 1	2.0 Thousand Gals X \$2.07	4.14
Sewer		
Sewer Base Charge		49.76
Sewer Charges	2.0 Thousand Gals X \$6.71	13.42
<b>Total Current Transactions</b>		<b>88.56</b>

**TOTAL BALANCE DUE \$88.56**

\*Past due balance is delinquent and subject to further fees and immediate disconnect.

11.15.23

Please return this portion with payment



TO PAY ONLINE, VISIT [pascoeasyway.pascocountyfl.net](http://pascoeasyway.pascocountyfl.net)

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

Account # 1004775  
 Customer # 01380112  
 Past Due 0.00  
 Current Transactions 88.56

<b>Total Balance Due</b>	<b>\$88.56</b>
<b>Due Date</b>	<b>12/1/2023</b>

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

Round-Up Donations to Charity	00
Amount Enclosed	<b>\$88.56</b>

Check this box to participate in Round-Up.

VERANDAHS CDD  
 3434 COLWELL AVENUE STE 200  
 TAMPA FL 33614

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



**INVOICE**

Page 1 of 2

<b>INVOICE NUMBER</b>	<b>INVOICE DATE</b>
253163	10/2/2023
<b>CONTRACT NUMBER</b>	<b>DUE DATE</b>
105801-1	11/1/2023

Accounts Payable  
 The Verandahs Community Development District  
 3434 COLWELL AVENUE  
 SUITE 200  
 TAMPA, FL 33614

10.3.23

PO #	Amount	
-	CONTRACT PAYMENT	323.75
<i>Original Lease #193024-VF000</i>	<b>TOTAL AMOUNT DUE :</b>	<b>323.75</b>

CONTACT US FOR CUSTOMER SERVICE OR BILLING QUESTIONS:



PHONE:

248-593-3990



E-MAIL:

CVFCUSTOMERSERVICE@PATHWARD.COM



WEB:

-----  
Please return this portion with your payment.

ACCOUNTS PAYABLE  
 THE VERANDAHS COMMUNITY DEVELOPMENT  
 DISTRICT  
 3434 COLWELL AVENUE  
 SUITE 200  
 TAMPA, FL 33614

**CONTRACT NUMBER** 105801-1  
**TOTAL AMOUNT DUE :** **AUTOPAY**

All amounts shown are in USD

PATHWARD, NATIONAL ASSOCIATION  
 P.O. BOX 233756  
 3756 MOMENTUM PLACE  
 CHICAGO, IL 60689-5337

# INVOICE

Page 2 of 2

<b>INVOICE NUMBER</b>	<b>INVOICE DATE</b>
253163	10/2/2023
<b>CONTRACT NUMBER</b>	<b>DUE DATE</b>
105801-1	11/1/2023

ASSET LOCATION	CHARGE	TAX	TOTAL
OLDSMAR, FL	323.75	0.00	323.75
<b>GRAND TOTAL</b>	<b>323.75</b>	<b>0.00</b>	<b>323.75</b>



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

**Invoice**

Date	Invoice #
11/1/2023	INV0000084918

**Bill To:**

VERANDAHS CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
---

Services for the month of	Terms	Client Number
November	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
		10.30.23	
<b>Subtotal</b>			\$4,668.17
<b>Total</b>			\$4,668.17

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

**Invoice**

Date	Invoice #
10/31/2023	INV0000085028

**Bill To:**

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

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

Description	Qty	Rate	Amount
EE RECRUITING	110.72	\$1.00	\$110.72
Cell Phone	50.00	\$1.00	\$50.00
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	83.84	\$1.00	\$83.84
Auto Mileage & Travel	65.50	\$1.00	\$65.50
		11.08.23	
<b>Subtotal</b>			\$360.06
<b>Total</b>			\$360.06

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

**Invoice**

Date	Invoice #
11/10/2023	INV0000085050

**Bill To:**

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$840.00	\$840.00
Personnel Reimbursement	1.00	\$1,448.33	\$1,448.33
Amenity Management & Oversight - October Adj.	1.00	\$40.00	\$40.00
			11.10.23
<b>Subtotal</b>			\$2,328.33
<b>Total</b>			\$2,328.33

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

**Invoice**

Date	Invoice #
11/24/2023	INV0000085679

**Bill To:**

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,274.57	\$1,274.57
			11.27.23
<b>Subtotal</b>			\$1,274.57
<b>Total</b>			\$1,274.57



13745 N. Nebraska Ave.  
 Tampa, FL 33613  
 Phone: 813-909-7775

# Invoice

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

<b>Installation Address</b>
Verandahs CDD 12375 Chenwood Ave Hudson FL 34669

P.O. No.	Date	Invoice #	Due Date	Acct #
	11/01/2023	17532	12/01/2023	7852484

Qty	Description
3	Quarterly Monitoring Digital Alarm Monitoring Service with Alarm.com
	11.02.23

<b>Subtotal</b>	\$150.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$150.00
<b>Balance Due</b>	\$150.00



# 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: PSI029310  
 Invoice Date: 11/15/2023

**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 11/15/2023  
 Due Date 12/15/2023  
 Terms Net 30

Customer ID 13825  
 P.O. Number  
 P.O. Date 11/15/2023  
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance November Billing 11/1/2023 - 11/30/2023 The Verandahs CDD - LAKE ALL		1	1	1,340.00	1,340.00

11.16.23

Amount Subject to Sales Tax 0.00  
 Amount Exempt from Sales Tax 1,340.00

**Subtotal: 1,340.00**  
 Invoice Discount: 0.00  
 Total Sales Tax: 0.00  
 Payment Amount: 0.00  
**Total: 1,340.00**



INVOICE DATE	CUSTOMER	SUMMARY INVOICE
10/28/23	ATL 10201388	8072121867
PLEASE PAY BY	TERMS	AMOUNT DUE
11/27/23	Net 30 Days	20.49

# INVOICE

Staples

Federal ID #:04-3390816

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
10/28/23	ATL 10201388	8072121867
PLEASE PAY BY	TERMS	AMOUNT DUE
11/27/23	Net 30 Days	20.49
PLEASE ENTER AMOUNT PAID		

Staples  
 PO Box 105748  
 Atlanta, GA 30348-5748

10.30.23

ATL80721218670000020495



# INVOICE SUMMARY

Staples

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

Federal ID #: 04-3390816

INVOICE DATE	CUSTOMER	SUMMARY INVOICE
10/28/23	ATL 10201388	8072121867
PLEASE PAY BY	TERMS	AMOUNT DUE
11/27/23	Net 30 Days	20.49

Bill to Account: @C38291

BUDGET CENTER	PURCHASE ORDER	RELEASE	ORDER NUMBER	INVOICE	NET	TAX MI SC/FREIGHT	TOTAL
			7617172999-000-002	3551213400	20.49	.00	20.49
					20.49	.00	20.49
					20.49	.00	20.49
SUBTOTAL							
TOTAL							





INVOICE DATE	CUSTOMER	SUMMARY INVOICE
10/28/23	ATL 10201388	8072121867
PLEASE PAY BY	TERMS	AMOUNT DUE
11/27/23	Net 30 Days	20.49

# INVOICE *DETAIL*

Staples

Federal ID #: 04-3390816

Bill to Account: @C38291

Ship to Account: THE VERANDAS

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: 3551213400  
 Order : 7617172999-000-002  
 Ordered By : WESLEY ELIAS  
 Order Date : 10/17/23

Order Line	Item Number	Description	Order Qty	B/O Qty	Unit Meas	Ship Qty	Unit Price	Extended Price
2	24145551	MESH PAPER TRAY	1	0	EA	1	20.49	20.49
Freight:		.00	Tax: ( .0000 %)					.00
							Sub-Total :	20.49
							Total :	20.49

Backorder of 7617172999

# 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

November 07, 2023  
Client: 001308  
Matter: 000001  
Invoice #: 23830

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
9/19/2023	WAS	COMMUNICATIONS WITH DISTRICT MANAGER REGARDING WORK AUTHORIZATION FOR DISTRICT ENGINEERING SERVICES.	0.1	\$30.50
9/20/2023	WAS	REVIEW WORK AUTHORIZATION WITH DEWBERRY, COMMUNICATIONS WITH DISTRICT MANAGER REGARDING SAME.	0.4	\$122.00
9/27/2023	KCH	REVIEW OF AGENDA FOR OCTOBER BOS MEETING; EMAILS WITH SEAN CRAFT REGARDING OCTOBER BOS MEETING.	0.5	\$152.50
9/29/2023	KCH	REVIEW DRAFT AUDIT.	1.0	\$305.00
10/3/2023	KCH	PREPARE FOR AND ATTEND BOS MEETING.	2.5	\$762.50
10/3/2023	MB	REVIEW DISTRICT BOARD MEETING AGENDA; ANALYZE DISTRICT AQUATICS REPORT; ANALYZE DISTRICT LANDSCAPE REPORT; ANALYZE DISTRICT ENGINEERING SERVICES WORK AUTHORIZATION; ANALYZE CDD BOARD OF SUPERVISOR CANDIDATE RESUME; CORRESPONDENCE TO DISTRICT MANAGER REGARDING DISTRICT BOARD MEETING.	0.9	\$274.50
Total Professional Services			5.4	\$1,647.00

November 07, 2023  
Client: 001308  
Matter: 000001  
Invoice #: 23830

Page: 2

---

Total Services	\$1,647.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,647.00
Previous Balance		\$1,067.50
<i>Less Payments</i>		<i>(\$1,067.50)</i>
<b>PAY THIS AMOUNT</b>		<b>\$1,647.00</b>

11.08.23

***Please Include Invoice Number on all Correspondence***



# The Verandahs Community Development District

---

DISTRICT OFFICE · 3434 Colwell Ave. · SUITE 200 · Tampa, FLORIDA 33614

## Check Request

Amount: \$90.47

Date: 11/14/2023

Payable to: Thomas May

Address: 13939 Caden Glen Dr.  
Hudson, FL 34669

Reason: Reimbursement for holiday lights

Requester: Sean Craft

Directions for check: Mail to recipient.



How doers  
get more done.

8445 LITTLE ROAD  
NEW PORT RICHEY, FL 34652 (727)8474606

6865 00008 25513 11/12/23 03:35 PM  
SALE CASHIER ILEANA

-----Military Discount-----  
029944589136 50L LED MUL <A> <M> 27.98  
50L MULTI FACETED C9 LED STEADY LIT  
MAX REFUND VALUE \$25.18  
029944544401 100 LED MULT <A> <M>  
100L MULTI FACETED C9 LED LIGHTS  
2@32.98 65.96  
MAX REFUND VALUE \$59.37/2  
Military Discount -9.39

SUBTOTAL 84.55  
SALES TAX 5.92  
TOTAL \$90.47

XXXXXXXXXXXX6321 MASTERCARD USD\$ 90.47  
AUTH CODE 08730Z/6082233 TA  
Chip Read  
AID A0000000041010 MASTERCARD

<M> = Military Appreciation

6865 11/12/23 03:35 PM



6865 08 25513 11/12/2023 2376

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	02/10/2024

\*\*\*\*\*

**DID WE NAIL IT?**

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: H89 58180 51323  
PASSWORD: 23562 51315

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.



# INVOICE

**Customer ID:**

**22-95172-53005**

Customer Name:

VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

Service Period:

12/01/23-02/29/24

Invoice Date:

11/10/2023

Invoice Number:

0901300-1568-9

**How to Contact Us**

**Visit [wm.com/MyWM](http://wm.com/MyWM)**

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.



**Customer Service: (800) 255-7172**

**Your Payment is Due**

**Due Upon Receipt**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

**Your Total Due**

**\$53.97**

11.13.23

<b>Previous Balance</b>	+	<b>Payments</b>	+	<b>Adjustments</b>	+	<b>Current Invoice Charges</b>	=	<b>Total Account Balance Due</b>
53.97		(53.97)		0.00		53.97		<b>53.97</b>

DETAILS OF SERVICE				
<b>Details for Service Location:</b> Verandahs Community Development District, 12375 Chenwood Ave, Hudson FL 34669			<b>Customer ID:</b> 22-95172-53005	
Description	Date	Ticket	Quantity	Amount
Curb Service 2X Week	12/01/23		1.00	53.97
Recycle Curb Service 1X Week	12/01/23		1.00	0.00
<b>Total Current Charges</b>				<b>53.97</b>

----- Please detach and send the lower portion with payment ----- (no cash or staples) -----



DO NOT SEND PAYMENTS HERE:  
WASTE MANAGEMENT INC. OF FLORIDA  
PO BOX 3020  
MONROE, WI 53566-8320  
(800) 255-7172  
(813) 740-8408 FAX

Invoice Date	Invoice Number	Customer ID (Include with your payment)
11/10/2023	0901300-1568-9	<b>22-95172-53005</b>
Payment Terms	Total Due	Amount
Due Upon Receipt	\$53.97	<b>\$53.97</b>

156800022951725300500901300000000539700000005397 2

10290R42

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

Remit To: **WM CORPORATE SERVICES, INC.**  
**AS PAYMENT AGENT**  
PO BOX 4647  
CAROL STREAM, IL 60197-4647



**Withlacoochee River Electric Services**

The Verandahs CDD

Summary Electric 10/23

<b>Account #</b>	<b>Amount</b>	<b>Bill Date</b>	<b>Due Date</b>	<b>Service Address</b>	<b>GL Code</b>	<b>Object Code</b>
1573431	\$ 513.40	10/19/2023	11/10/2023	Public Lighting	53100	4307
1573432	\$ 3,191.39	10/19/2023	11/10/2023	Public Lighting	53100	4307
1573433	\$ 41.92	10/19/2023	11/10/2023	12013 Chenwood Ave -Sign	53100	4301
2026777	\$ 41.92	10/19/2023	11/10/2023	12414 Southbridge Ter	53100	4301
2095489	\$ 188.32	10/19/2023	11/10/2023	12375 Chenwood Ave - Clubhouse	53100	4304

**Total** \$3,976.95

Total by Co:      4301                      \$83.84 Utility Services  
                         4304                      \$188.32 Recreational Facility  
                         4307                      \$3,704.79 Area Lighting

Grand Total                              **\$3,976.95**





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 **10/19/2023**  
Amount Due **513.40**  
Current Charges Due **11/10/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address PUBLIC LIGHTING  
Service Classification Public Lighting

**ELECTRIC SERVICE**

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

Comparative Usage Information  
Average kWh  
Period Days Per Day

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

Previous Balance 513.40  
Payment 513.40CR  
Balance Forward 0.00



1 0 3 6 5 3 8 4

You have 24-hour access to manage your account on-line through 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.

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 Please Pay 513.40

10.23.23

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



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: 10/19/2023

Use above space for address change ONLY.

District: BP13

**PAID \$513.40**

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

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	11/10/2023
<b>TOTAL CHARGES DUE</b>	<b>513.40</b>
Total Charges Due After Due Date	521.10

000157343100005134000005211002



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 **10/19/2023**  
Amount Due **3,191.39**  
Current Charges Due **11/10/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address PUBLIC LIGHTING  
Service Classification Public Lighting

**ELECTRIC SERVICE**

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

Comparative Usage Information  
Average kWh  
Period Days Per Day

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

Previous Balance **3,191.39**  
Payment **3,191.39CR**  
Balance Forward **0.00**



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](http://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 **3,191.39** Please Pay

10.23.23

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



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: 10/19/2023

Use above space for address change ONLY.

District: BP13

**PAID \$3,191.39**

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

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

Current Charges Due Date	11/10/2023
<b>TOTAL CHARGES DUE</b>	<b>3,191.39</b>
Total Charges Due After Due Date	3,239.26

000157343200031913900032392603



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 **10/19/2023**  
 Amount Due **41.92**  
 Current Charges Due **11/10/2023**

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				
09/18	12016	10/16	12035				19

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Oct 2023	28	1
Sep 2023	33	1
Oct 2022	31	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 41.92  
 Payment 41.92CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 19 KWH @ 0.05017 0.95  
 Fuel Adjustment 19 KWH @ 0.04000 0.76  
 FL Gross Receipts Tax 1.05

Total Current Charges 41.92  
 Total Due Please Pay 41.92

10.23.23



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](http://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.



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: 10/19/2023

Use above space for address change ONLY.

District: BP13

**PAID \$41.92**

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

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	11/10/2023
<b>TOTAL CHARGES DUE</b>	<b>41.92</b>
Total Charges Due After Due Date	46.92

000157343300000419200000469209



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 **10/19/2023**  
Amount Due **41.92**  
Current Charges Due **11/10/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 12414 SOUTHBRIDGE TER  
Service Classification General Service Non Demand

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
09/18	1314	10/16	1333				19	

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Oct 2023	28	1
Sep 2023	33	1
Oct 2022	31	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 42.29  
Payment 42.29CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 19 KWH @ 0.05017 0.95  
Fuel Adjustment 19 KWH @ 0.04000 0.76  
FL Gross Receipts Tax 1.05

Total Current Charges 41.92  
Total Due Please Pay 41.92

10.23.23



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](http://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.



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: 10/19/2023

District: BP13

Use above space for address change ONLY.

**PAID \$41.92**

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

2026777 BP13  
VERANDAHS CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614 8390

Current Charges Due Date	11/10/2023
<b>TOTAL CHARGES DUE</b>	<b>41.92</b>
Total Charges Due After Due Date	46.92

000202677700000419200000469205



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 **10/19/2023**  
Amount Due **188.32**  
Current Charges Due **11/10/2023**

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				
09/18	55269	10/16	56871				1602

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Oct 2023	28	57
Sep 2023	33	63
Oct 2022	31	42

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



1 0 3 6 5 3 8 4

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://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.

Previous Balance 233.82  
Payment 233.82CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 1,602 KWH @ 0.05017 80.37  
Fuel Adjustment 1,602 KWH @ 0.04000 64.08  
FL Gross Receipts Tax 4.71

Total Current Charges 188.32  
Total Due Please Pay 188.32

10.23.23



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: 10/19/2023

District: BP13

Use above space for address change ONLY.

**PAID \$188.32**

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

2095489 BP13  
VERANDAHS CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614 8390

Current Charges Due Date	11/10/2023
<b>TOTAL CHARGES DUE</b>	<b>188.32</b>
Total Charges Due After Due Date	193.32

000209548900001883200001933206



## INVOICE

INVOICE #	INVOICE DATE
TM 611422	11/1/2023
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:** December 1, 2023

**Invoice Amount:** \$8,153.08

Description	Current Amount
Monthly Landscape Maintenance – November 2023	\$8,153.08
Part 1	\$7,443.08
Part 4	\$ 460.00
Part 3	\$ 250.00

RECEIVED  
11.13.23

Invoice Total

\$8,153.08

*Excellence*  
IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**



## INVOICE

INVOICE #	INVOICE DATE
TM 621777	11/10/2023
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:** December 10, 2023

**Invoice Amount:** \$2,262.00

Description	Current Amount
Plant Replacement at Entrance Median	
Landscape Enhancement	\$2,262.00
Subcontracted Service	\$0.00

*Excellence*

**RECEIVED**  
11.10.23

**Invoice Total \$2,262.00**

IN COMMERCIAL LANDSCAPING

**Valued Customer:**

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to [jpowell@yellowstonelandscape.com](mailto:jpowell@yellowstonelandscape.com) if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

**Should you have any questions or inquiries please call (386) 437-6211.**



## INVOICE

INVOICE #	INVOICE DATE
TM 621778	11/10/2023
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:** December 10, 2023

**Invoice Amount:** \$986.33

Description	Current Amount
Annual Installation	
Annual Installation	\$986.33

*Excellence* Invoice Total **\$986.33**  
**RECEIVED** 11.10.23  
IN COMMERCIAL LANDSCAPING

**Valued Customer:**

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to [jpowell@yellowstonelandscape.com](mailto:jpowell@yellowstonelandscape.com) if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

**Should you have any questions or inquiries please call (386) 437-6211.**





## INVOICE

INVOICE #	INVOICE DATE
TM 622495	11/15/2023
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:** December 15, 2023

**Invoice Amount:** \$341.43

Description	Current Amount
Tree Removal	
Landscape Enhancement	\$341.43

**Invoice Total \$341.43**



*Excellence*  
IN COMMERCIAL LANDSCAPING

**Valued Customer:**

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to [jpowell@yellowstonelandscape.com](mailto:jpowell@yellowstonelandscape.com) if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

**Should you have any questions or inquiries please call (386) 437-6211.**