



Rizzetta & Company

The Verandahs Community Development District

Board of Supervisors Meeting February 6, 2024

**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 Michael	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	Kathryn "KC" Hopkinson	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

January 29, 2024

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, February 6, 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 Tab 3
 - 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. Consideration of Bed Mulching Proposal Tab 8
 - B. Consideration of Bed Trenching Proposal Tab 9
 - C. Discussion of Improper Use of Common Areas Tab 10
 - D. Discussion of Landscaping Bids
 - E. Discussion on FY 24-25 Budget

- 5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Regular Meeting held on January 3, 2024 Tab 11
 - B. Consideration of Operation & Maintenance
Expenditures for December 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, or need to obtain a copy of the full agenda, please do not hesitate to contact Sean Craft at scraft@rizzetta.com.

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: 2024-01-22

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	
PONDS210,230,220	3
PONDS 10,20,30	4
PONDSF50,F70,60	5
PONDS 40	6
MANAGEMENT/COMMENTS SUMMARY	6, 7
SITE MAP	8

210

Comments:

Normal growth observed
Minor shoreline weeds on exposed banks. Water level very low. Native Arrowhead in winter dormancy. Open water looks good.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

230

Comments:

Normal growth observed
Minor shoreline weeds on exposed banks. No other issues observed at the time of inspection.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

220

Comments:

Normal growth observed
Minor shoreline weeds present. Native Arrowhead on exposed banks showing signs of dormancy. Algae and submersed vegetation well under control.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

10

Comments:

Treatment in progress

Minor shoreline weed growth on exposed banks. Very minor rebound growth of submersed Slender Spikerush. Treatment applied at the time of inspection.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

20

Comments:

Site looks good

Very minor shoreline weed growth on exposed banks. Open water looks great.



Action Required:

Routine maintenance next visit

Target:

30

Comments:

Treatment in progress

Minor submersed Slender Spikerush sprouting along the perimeter. Treatment applied at the time of inspection. Expect 4-6 weeks for results.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: F50

Comments:

Normal growth observed
Minor shoreline weed growth was treated at the time of inspection. Expect 14 days for results.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: F70

Comments:

Treatment in progress
Submersed and floating vegetation can be seen decomposing from previous treatment. 30% reduction was noted at the time of inspection.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 60

Comments:

Normal growth observed
Minor shoreline weed growth present. Water level very high. Low lying banks are completely saturated making in too soft to drive through on tight sections(right)



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 40

Comments:

Normal growth observed

Very minor shoreline weed growth present. Most of the native Arrowhead showing signs of dormancy, especially plants higher up on the dry banks.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Management Summary

The sites in this month's inspection continue to look good. All of the ponds had minor shoreline weed growth on the exposed banks. Sites 10 and 30 were the only ponds with submersed weed issues. There was very little to no algae present.

Sites 10 and 30 were treated with a systemic herbicide that typically takes 4-6 weeks for results. They were treated at the time of inspection for minor growth and should remain clear over the coming months.

F70 was treated for submersed and floating vegetation during the Dec. maintenance. We can see roughly 30% reduction in the growth. Since this site is considered a floodplain mitigation site, we are keeping the vegetation maintained at a certain level. If the community would like to see further reduction of the vegetation we can cut it back some more upon request.

Much of the native Arrowhead is showing signs of Winter dormancy, especially the plants higher up on the dry banks. While they may look like they're dying, they will bounce back once Spring arrives.

Site 60 was a bit tricky to navigate this month, thanks to very high water levels and extremely saturated banks. Because there are many Cypress trees, we are forced to drive very close to the edge of the pond. When the pond is this full, it becomes impossible to drive the entire perimeter without risking the UTV falling into the pond.

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

Thanks for choosing Solitude Lake Management!

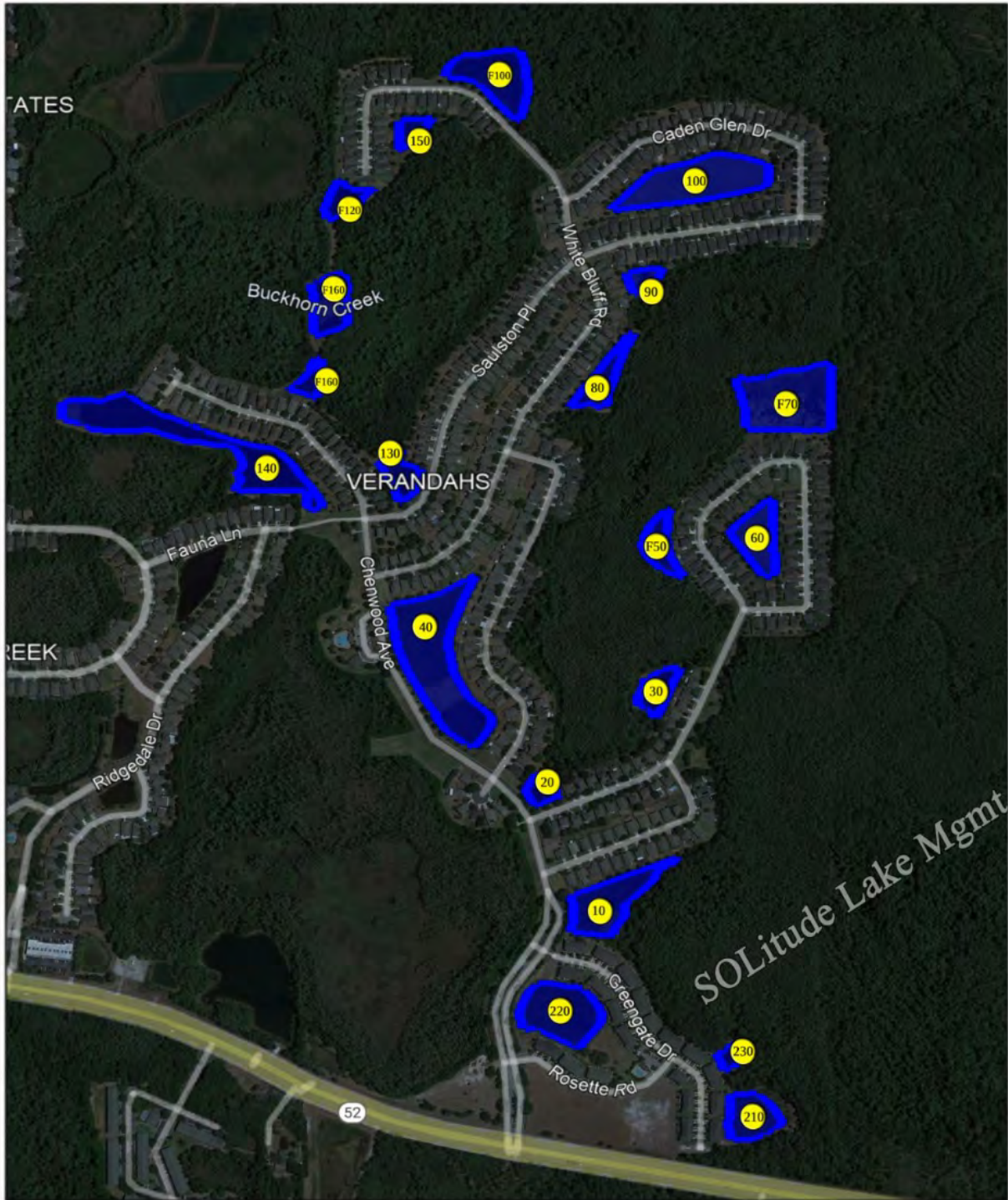
Site	Comments	Target	Action Required
210	Normal growth observed	Shoreline weeds	Routine maintenance next visit
230	Normal growth observed	Shoreline weeds	Routine maintenance next visit
220	Normal growth observed	Shoreline weeds	Routine maintenance next visit
10	Treatment in progress	Submersed vegetation	Routine maintenance next visit
20	Site looks good		Routine maintenance next visit
30	Treatment in progress	Submersed vegetation	Routine maintenance next visit
F50	Normal growth observed	Shoreline weeds	Routine maintenance next visit
F70	Treatment in progress	Shoreline weeds	Routine maintenance next visit
60	Normal growth observed	Shoreline weeds	Routine maintenance next visit
40	Normal growth observed	Shoreline weeds	Routine maintenance next visit



The Verandahs CDD

Hudson, FL

1-888-480-5253



NPM 04/2022

Tab 2

THE VERANDAHS

FIELD INSPECTION REPORT



January 18, 2024
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.

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 annuals near the entrance gate are not doing well. Diagnose and treat this problem. It seems we always have issues with this bed.(Pic 1)



5. **Diagnose and treat the decline in the turf on the exit side of Chenwood Ave before the exit gate**



2. Once ant mounds are eradicated, please make sure we are raking them down and covering with mulch.
3. Diagnose and treat the browning in the recently installed ligustrum tree. Make sure it is receiving adequate and irrigation. It looks to me like it has a fungus on it.(Pic 3>)
4. **Remove the sucker growth on the oak tree just passed the amenity center on the outbound side of Chenwood Ave.(Pic 4>)**



CHENWOOD AVENUE

6. Treat the bed weeds in the lift station on Chenwood Ave.
7. Remove the wax myrtle branch that has split at the lift station on White Bluff Road. Eradicate the bed weeds at the lift station.(Pic 8)
8. Have we completed all tree lifting to the Spec height of 10 Feet throughout the pond banks?
9. Eradicate the ant mounds throughout the Luftburrow Lane common area. Once eradicated rake down the mounds.
10. During my inspection, the pond mowing look to be in good shape.



Tab 3

THE VERANDAHS

FIELD INSPECTION REPORT



January 18, 2024
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.

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 annuals near the entrance gate are not doing well. Diagnose and treat this problem. It seems we always have issues with this bed.(Pic 1)



5. Diagnose and treat the decline in the turf on the exit side of Chenwood Ave before the exit gate. This has been treated for fungus.



2. Once ant mounds are eradicated, please make sure we are raking them down and covering with mulch. I will be sure to take care of this.
3. Diagnose and treat the browning in the recently installed ligustrum tree. Make sure it is receiving adequate and irrigation. It looks to me like it has a fungus on it.(Pic 3>)

We had to install an extra sprinkler a few months ago to make sure this got proper water. Will continue to monitor.

4. Remove the sucker growth on the oak tree just passed the amenity center on the outbound side of Chenwood Ave.(Pic 4>)

I will get these removed next service.



CHENWOOD AVENUE

6. Treat the bed weeds in the lift station on Chenwood Ave.

I will have sprayed next service

7. Remove the wax myrtle branch that has split at the lift station on White Bluff Road.
Eradicate the bed weeds at the lift station.(Pic 8)

I will remove this next service.

8. Have we completed all tree lifting to the Spec height of 10 Feet throughout the pond banks?

We are still working on raising the cypress trees on pond banks

9. Eradicate the ant mounds throughout the Luftburrow Lane common area. Once eradicated rake down the mounds.

Ant beds will be taken care of and knocked down

10. During my inspection, the pond mowing look to be in good shape.



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 on Jan. 4th, 2024.



Thank you,
Kristina Nordman
Office Assistant

Tab 5

Operations Report – January 2024

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

- 1/1/2024: Womens Bible Study
- 1/4/2024: Mens Bible Study
- 1/6/2024: D. Johnson Party
- 1/8/2024: Womens Bible Study
- 1/9/2024: TH HOA Meeting
- 1/11/2024: Mens Bible Study
- 1/15/2024: Womens Bible study
- 1/15/2024 :CCR Meeting
- 1/16/2024: ACC Meeting
- 1/18/2024: Mens Bible Study
- 1/22/2024: Womens Bible study
- 1/25/2024: Mens Bible Study
- 1/26/2024: S. Emerito Party



Rizzetta & Company

- 1/29/2024: Womens Bible Study
- 1/30/2024: HOA Townhouse Meeting

Resident Payment Log

- Club House Rental (D. Johnson)

Debit Card Reimbursement log

- Amazon: Monthly Subscription: 14.99
- Zogics: Gym Wipes 127.95
- Amazon: 83.14

Suggestions/Concerns

- **Waiting for Gym Estimate**



Rizzetta & Company

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

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

**District
Manager's
Report**

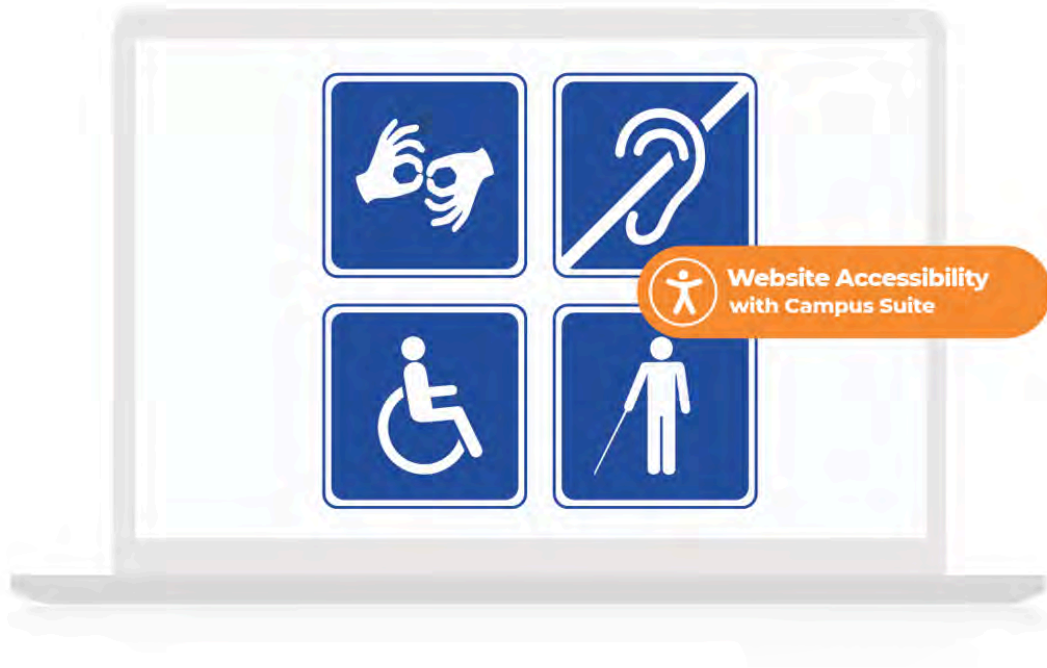
February 6

2024

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

<u>FINANCIAL SUMMARY</u>	12/31/2023
General Fund Cash & Investment Balance:	\$671,665
Reserve Fund Cash & Investment Balance:	\$227,168
Debt Service Fund Investment Balance:	\$394,465
Total Cash and Investment Balances:	\$1,293,298
General Fund Expense Variance: \$13,950	Under Budget

Tab 7



Quarterly Compliance Audit Report

The Verandahs

Date: December 2023 - 4th 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

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

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**

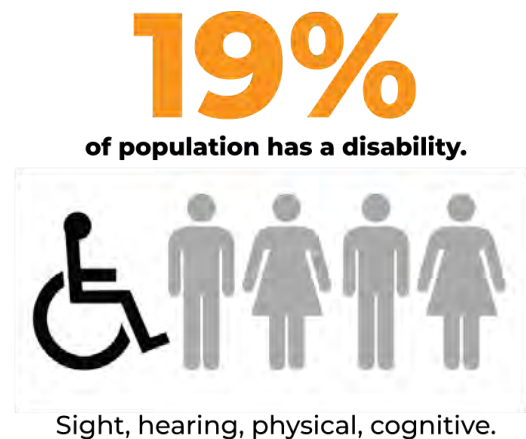
Compliance Criteria

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



Proposal #380111

Date: 01/08/2024

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

Mulch Installation

Terms: Net 30

We Propose to Install Coco Brown Mulch to a depth of 1" in all beds on property. We also will do all tree rings on main roads. Once completed we will leave the jobsite neat and clean.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Mulch Installation	1.00	\$6,982.380	\$6,982.38

Client Notes

Signature

x

SUBTOTAL	\$6,982.38
SALES TAX	\$0.00
TOTAL	\$6,982.38

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 9



Proposal #380100

Date: 01/08/2024

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

Bed Trenching at Entrance

Terms: Net 30

We Propose Trenching the Bed Edge at the front entrance from Hwy 52 through the gate and down to Middle Island bed at Luftburrow/Chenwood We will also trench around the Amenity Center. The Trenching will be done where there is a curb and flowerbed touching. This is to help with the washing of mulch that happens with each new mulch installation.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Bed Trenching	20.00	\$57.500	\$1,150.00
Trenching Blades	1.00	\$215.000	\$215.00

Client Notes

Signature

x

SUBTOTAL	\$1,365.00
SALES TAX	\$0.00
TOTAL	\$1,365.00

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

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Josh Hamilton

Office:

jhamilton@yellowstonelandscape.com

Tab 10









Tab 11

MINUTES OF MEETING

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

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of The Verandahs Community Development District was held on **Wednesday, January 3, 2023, at 6:30 p.m.** at the Verandahs Amenity Center, 12375 Chenwood Avenue, Hudson, Florida 34669.

Present and Constituting a Quorum:

Stanley Haupt	Board Supervisor, Chair
Thomas May	Board Supervisor, Vice Chair
Tracy Mayle	Board Supervisor, Assistant Secretary
Cheryl Michael	Board Supervisor, Assistant Secretary
Sarah Nesheiwat	Board Supervisor, Assistant Secretary

Also Present Were:

Sean Craft	District Manager, Rizzetta & Co.
KC Hopkinson	DC, Straley, Robin, Vericker <i>(via phone)</i>
Frances Thomson	Clubhouse Manager
Josh Hamilton	Yellowstone Landscape
Giacomo Licari	DE, Dewberry Engineering
Jason Liggett	FSM, Rizzetta & Co. <i>(via phone)</i>

FIRST ORDER OF BUSINESS

Call To Order

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

SECOND ORDER OF BUSINESS

Audience Comments

There were members of the general audience in attendance who advised the Board that the landscaping crew had been careless with the mower and hit a resident's fence at 13840 Royston Road. The Board directed Yellowstone to pass the word to the crew to be more careful when mowing near residents' homes.

45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68

THIRD ORDER OF BUSINESS

Staff Reports

A. Solitude

The Board reviewed the aquatic report.

B. Landscape Inspection Specialist

The Board reviewed the inspection report and requested proposals for mulching as well as a separate proposal for bed trenching near the entrance to avoid washouts of freshly laid mulch. The Board mentioned that there is a large ant mound concern at Luftburrow which Yellowstone will treat at the same time they are treating the clubhouse area.

C. Yellowstone

The Board reviewed the landscaper comments and requested that the crepe myrtle trees be pruned, and the question was raised as to whether that is covered under the terms of the existing contract or would need a separate proposal. A review of the existing contract under section 3, page 15, indicated that pruning of the crepe myrtle trees are covered as they are deciduous trees.

D. Review of the Hi Trim Report

The Board reviewed the report and approved proposal #3988 to remove a dead tree at 12334 Jillian Circle in the amount of \$400.00.

On a motion by Ms. Mayle, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved the tree removal proposal in the amount of \$400, for The Verandahs Community Development District.

69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85

The Board also directed the landscapers to mow the areas where there have been significant cutbacks from the wood line and no tree stumps are present. The Board gave additional direction to have Mr. Liggett show Yellowstone and any potential future landscaping company those areas on the property that require additional mowing.

E. District Counsel

Nothing to report.

F. District Engineer

Nothing to report.

G. Clubhouse Manager's Report

Ms. Thompson presented the Clubhouse Manager's report and advised the Board that three machines in the fitness center are in need of repair. The Board directed her to obtain a proposal from Fit Rev for the repairs.

86
87
88
89
90
91

H. District Manager

Mr. Craft review the District Manager's report and the Board approved a motion to allocate the expected refund of \$3,029.00 from Pasco County to the general fund once received.

On a motion by Ms. Mayle, and seconded by Ms. Michael, with all in favor, the Board of Supervisors approved the motion to have the refund from Pasco County be deposited into the general fund once received, for The Verandahs Community Development District.

92
93
94
95
96

Mr. Craft informed the Board the next meeting has been scheduled for Tuesday, February 6, 2024, at 6:30 pm at The Verandahs Clubhouse, located at 12375 Chenwood Ave, Hudson, FL 34669.

FOURTH ORDER OF BUSINESS

Consideration of Landscape Inspection Services Addendum

97
98
99
100
101
102

The Board approved the Landscape Inspection Services Addendum in the amount of \$825.00 a month.

On a motion by Mr. May, and seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the Landscape Inspection Services Addendum, for The Verandahs Community Development District.

103
104
105
106
107
108
109
110

FIFTH ORDER OF BUSINESS

Discussion of Encroachment on CDD Property

The Board directed the District Counsel to draft a demand letter to the residents responsible for cutting down trees in the conservation area once she has gathered all photographic evidence and taken witness statements.

On a motion by Mr. May, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors approved a motion for District Counsel to send a demand letter to residents responsible for cutting down trees in the conversation area, for The Verandahs Community Development District.

111
112
113
114
115

SIXTH ORDER OF BUSINESS

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

On a motion by Ms. Mayle, 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 December 5, 2023, as presented, for The Verandahs Community

Development District.

116
117
118
119
120

SEVENTH ORDER OF BUSINESS

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

On a motion by Ms. Michael, and seconded by Mr. Haupt, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for November 2023, totaling \$35,846.63, for The Verandahs Community Development District.

121
122
123
124
125
126
127
128
129
130

EIGHTH ORDER OF BUSINESS

Supervisor Requests

No requests were made.

NINTH 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.

On a motion by Mr. Haupt, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors adjourned the meeting at 7:50 p.m., for The Verandahs Community Development District.

131
132
133
134
135
136

Secretary/Assistant Secretary

Chair/Vice Chair

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 December 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2023 through December 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$28,870.54**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Carla Moggia	100412	121423 Moggia	Rental Deposit Refund 12/23	\$ 250.00
Cheryl L Michael	100403	CM120523	Board of Supervisors Meeting 12/05/23	\$ 200.00
Digital South Communications, Inc.	100397	593520305	Monthly Phone Service 12/23	\$ 41.36
FitRev, Inc.	100409	30104	Quarterly Preventative Maintenance 12/23	\$ 185.00
Florida Department of Revenue	ACH	61-8018399263-2 11/23	Sales & Use Tax 11/23	\$ 1.96
Frontier Florida, LLC	ACH	727-856-7773-073119-5 12/23	Clubhouse Internet & TV 12/23	\$ 164.98
High Trim, LLC	100398	5177	Tree Maintenance (Chenwood Ave) 12/23	\$ 3,200.00
Pasco County Utilities	100410	19536401	12375 Chenwood Avenue 11/23	\$ 71.00
Pathward, National Association	ACH	259999	Lease 193024-VF000 11/23	\$ 323.75
Rizzetta & Company, Inc.	100396	INV0000085722	District Management Fees 12/23	\$ 4,968.17

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100408	INV0000085835	Amenity Management & Personnel Reimbursement 12/23	\$ 1,951.35
Rizzetta & Company, Inc.	100407	INV0000085860	Cell Phone and Auto Mileage Expenses 11/23	\$ 156.77
Securiteam, Inc.	100399	13978103123	Service Call 10/23	\$ 175.00
Securiteam, Inc.	100399	17363	Service Call 09/23	\$ 986.98
Solitude Lake Management, LLC	100400	PSI031197	Pond Maintenance 12/23	\$ 1,340.00
Stanley Haupt	100404	SH120523	Board of Supervisors Meeting 12/05/23	\$ 200.00
Suncoast Rust Control, Inc.	100402	06453	Chemicals for Rust Prevention 11/23	\$ 1,250.00
Suncoast Sparkling Cleaning Service, Inc	100401	385	Clubhouse Cleaning 11/23	\$ 375.00
The Verandahs CDD	DC120423	DC120423	Debit Card Replenishment 12/23	\$ 772.69
Thomas M. May	100405	TMAY120523	Board of Supervisors Meeting 12/05/23	\$ 200.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tracy E. Mayle	100406	TM120523	Board of Supervisors Meeting 12/05/23	\$ 200.00
Withlacoochee River Electric Cooperative, Inc.	ACH	Summary Billing 11/23	Summary Billing 11/23	\$ 3,953.46
Yellowstone Landscape	100411	TM 625837	Monthly Landscape 12/23	<u>\$ 7,903.07</u>
Report Totals				<u>\$ 28,870.54</u>

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$ 250.00

Project:

Date: 12/14/2023

Payable To: Carla Moggia

Reason: Clubhouse Rental Deposit Refund

Requestor: Frances Thomson (Clubhouse Manager)

Directions for Check:

Carla Moggia
12832 Sawlston PL
Hudson

(636) 634-1147

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
593520305	12/01/2023	\$41.36	12/22/2023	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	2.64	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	\$41.36

12.04.23



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

Invoice

Date	Invoice #
12/8/2023	30104

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
29432		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

				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

[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: 231207831952

DR-15

Certificate Number	Collection Period	Confirm Date and Time
61-8018399263-2	11/2023	12/07/2023 1:55:45 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:	12/8/2023
Amount for Check:	\$1.96
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
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	\$ 28.04	\$ 0.00	\$ 28.04	\$ 1.96
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	\$ 1.96
			6. Less Lawful Deductions	\$ 0.00
			7. Net Tax Due	\$ 1.96
			8. Less Est Tax Pd/DOR Cr Memo	\$ 0.00
			9. Plus Est. Tax Due Current Month	\$ 0.00
			10. Amount Due	\$ 1.96
			11. Less Collection Allowance	\$ 0.00
			12. Plus Penalty	\$ 0.00
			13. Plus Interest	\$ 0.00
			14. Amount Due with Return	\$ 1.96
			Payment you have authorized	1.96
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). \$	0.28
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

You have chosen not to donate your collection allowance to education.

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



Your Monthly Invoice

Account Summary

New Charges Due Date	12/19/23
Billing Date	11/25/23
Account Number	727-856-7773-073119-5
PIN	
Previous Balance	164.98
Payments Received Thru 11/01/23	-164.98
Thank you for your payment!	
Balance Forward	.00
New Charges	164.98
Total Amount Due	\$164.98

RECEIVED
11.28.23




**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

WAYS TO PAY YOUR BILL

 frontier.com/signupforautopay

 800-801-6652

  MyFrontier app



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

6790 0007 NO RP 25 11272023 NNNNNNYN 01 999483

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

PAYMENT STUB

Total Amount Due	\$164.98
New Charges Due Date	12/19/23
Account Number	727-856-7773-073119-5
Amount Enclosed	\$ 164.98

Mail Payment To:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

135008727856777307311900000000000000164985



Date of Bill
Account Number

11/25/23
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



For help: Customer Service at frontier.com/helpcenter or chat at 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.

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

11/25/23
727-856-7773-073119-5

CURRENT BILLING SUMMARY

Local Service from 11/25/23 to 12/24/23

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

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Get protected. Call 855-757-3369.







INVOICE #5177

ISSUED:

12/01/2023

DUE:

12/01/2023

RECIPIENT:

The Verandahs CDD, c/o Rizzetta & Company

3434 Colwell Ave. Suite 200
Tampa, FL 33614

SENDER:

High Trim LLC

9425 Osceola Dr.
New Port Richey, FL 34654

Phone: 727-514-3889

Email: 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 collar 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 clippings 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 #5177

ISSUED:

12/01/2023

DUE:

12/01/2023

* 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 15 days, You will have to pay a late fee of 5%. A 5% late fee will be added every 30 days you are late.

Total

\$3,200.00

[Pay Now](#)

12.01.23



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: 19536401
 Billing Date: 12/13/2023
 Billing Period: 10/23/2023 to 11/21/2023

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 for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	18021429	10/23/2023	40	11/21/2023	40	29	0

Usage History

Month	Water
November 2023	0
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

Transactions

Previous Bill	88.56
Payment 11/22/23	-88.56 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	21.24
Sewer	
Sewer Base Charge	49.76
Total Current Transactions	71.00
TOTAL BALANCE DUE	\$71.00

12.14.23

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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



VERANDAHS CDD
 3434 COLWELL AVENUE STE 200
 TAMPA FL 33614

Account # 1004775
 Customer # 01380112
 Balance Forward 0.00
 Current Transactions 71.00

Total Balance Due	\$71.00
Due Date	1/2/2024

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

Round-Up Donations to Charity	0.00
Amount Enclosed	\$71.00

Check this box to participate in Round-Up.

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



INVOICE

Page 1 of 2

INVOICE NUMBER	INVOICE DATE
259999	11/1/2023
CONTRACT NUMBER	DUE DATE
105801-1	12/1/2023

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

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

CONTACT US FOR CUSTOMER SERVICE OR BILLING QUESTIONS:



PHONE: 248-593-3990
 E-MAIL: CVFCUSTOMERSERVICE@PATHWARD.COM



WEB:

11.02.23

.....
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

INVOICE NUMBER

259999

INVOICE DATE

11/1/2023

CONTRACT NUMBER

105801-1

DUE DATE

12/1/2023

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 #
12/1/2023	INV0000085722

Bill To:

VERANDAHS CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
December	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	\$825.00	\$825.00
Management Services	1.00	\$1,733.33	\$1,733.33
Website Compliance & Management	1.00	\$100.00	\$100.00
Landscape Consulting Services - Oct & Nov Adj.	2.00	\$100.00	\$200.00
			11.27.23
Subtotal			\$4,968.17
Total			\$4,968.17

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

Invoice

Date	Invoice #
12/8/2023	INV0000085835

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$840.00	\$840.00
Personnel Reimbursement	1.00	\$1,111.35	\$1,111.35
			12.07.23
Subtotal			\$1,951.35
Total			\$1,951.35

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

Invoice

Date	Invoice #
11/30/2023	INV0000085860

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
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	106.77	\$1.00	\$106.77
			12.07.23
Subtotal			\$156.77
Total			\$156.77



Industry & Technology Company

13745 N. Nebraska Ave.

Tampa, FL 33613

Phone: 813-909-7775

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
11/21/2023	13978103123		Net 30	12/21/2023

QTY	Description
1	<p>Service Labor - 1 hour minimum (ErikV - Erik Varno - Oct 31, 2023 1:29 PM Met with property manager and set up software nvms 300 and tested with client. All good</p> <p>DanielG - Daniel Gainza - 10/31/2023 9:46:44 AM - The customer replace their computer and now they needs the cameras software configured again. (At the clubhouse.)</p>
	12.01.23

Subtotal	\$175.00
Sales Tax (0.0%)	\$0.00
Total	\$175.00
Payments/Credits	\$0.00
Balance Due	\$175.00



Industry & Technology Company

13745 N. Nebraska Ave.

Tampa, FL 33613

Phone: 813-909-7775

Invoice

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

Ship To
Verandahs at Pasco Community Association 12375 Chenwood Avenue Hudson, FL 34669

Date	Invoice #	P.O. No.	Terms	Due Date
11/30/2023	17363		Net 30	12/30/2023

QTY	Description
1	RPK40 MultiClass Reader, Black
1	Service Labor - 1 hour minimum (Reader at the gym doors was replaced , no test because we did t have access to the room and No contact person present, the facility manager was not aware of our visit, and nonelse,was avilable.pictures attached DanielG - Daniel Gainza - 9/25/2023 12:54:14 PM - Replace the keypad/reader for the Gym door. Replacement part is in the office)
	12.01.23

	Subtotal	\$986.98
	Sales Tax (0.0%)	\$0.00
	Total	\$986.98
	Payments/Credits	\$0.00
	Balance Due	\$986.98



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: PSI031197
 Invoice Date: 12/1/2023

Bill

To: The Verandahs CDD
 Rizzetta & Co.
 5844 Old Pasco Road
 Suite 100
 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 12/1/2023
 Due Date 12/31/2023
 Terms Net 30

Customer ID 13825
 P.O. Number
 P.O. Date 12/1/2023
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance December Billing 12/1/2023 - 12/31/2023 The Verandahs CDD - LAKE ALL		1	1	1,340.00	1,340.00

12.04.23

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

Suncoast Rust Control, Inc.

8040 118th Avenue North
Largo, FL 33773

INVOICE

Date	Invoice #
12/1/2023	06453
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
12/31/2023	

Bill To
The Verandahs CDD C/O Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

Qty	Item	Description	Rate	Amount
1	Commercial Service	Commercial: Monthly rust control service and solution for previous month.	1,250.00	1,250.00
		12.04.23		

Thank you for your business.	Total: \$1,250.00
	Balance Due \$1,250.00

Phone #	Fax #	E-Mail	Web Site
833-4NO-RUST	727-541-4006	admin@suncoastrust.com	www.suncoastrust.com

The Verandahs CDD
Truist Account #XXXXXXXXX3947 \$1,000 Balance
12/4/2023

				Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse
				Special Events 57200-4775	Holiday Decorations 573900-4680	Facility Supplies 57200-4619	Maintenance & Repair 57200- 4647	Office Supplies 57200- 5101	Misc Contingency 57900-6409
Date	Vendor Name	Description	Amount						
10/27/2023	Amazon	Paper Towels	(22.86)			(22.86)			
10/27/2023	Amazon	Trash Bags	(26.97)			(26.97)			
11/02/23	Gaspar Stitch	Staff Shirt	(75.76)						(75.76)
11/13/23	Amazon	Prime Subscription	(14.99)					(14.99)	
11/13/23	Amazon	Christmas Supplies	(230.52)	(230.52)					
11/13/23	Amazon	Christmas Bookmark Rulers	(21.58)	(21.58)					
11/15/23	Big Lots	Restroom Supplies	(24.97)			(24.97)			
11/18/23	Amazon	Christmas Supplies	(59.67)	(59.67)					
11/25/23	Amazon	Christmas Supplies	(20.98)	(20.98)					
11/25/23	Amazon	Christmas Gift Bows	(9.99)	(9.99)					
11/28/23	Walmart	Christmas Decorations	(45.22)		(45.22)				
11/30/23	Total Lock and Door Solutions	Gym Floor Repair	(219.18)				(219.18)		
	TOTAL	001-10102	(772.69)	(342.74)	(45.22)	(74.80)	(219.18)	(14.99)	(75.76)

DM Approval: Sean Craft

Date: 12/4/23

Details for Order #112-5610537-8375406

Print this page for your records.

Order Placed: October 27, 2023

Amazon.com order number: 112-5610537-8375406

Order Total: \$22.86

Not Yet Shipped

Items Ordered

Price

1 of: *Amazon Basics 2-Ply Paper Towels, Flex-Sheets, 150 Sheets per Roll, 12 Rolls (2 Packs of 6), White, Amazon Basics* \$22.86

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

Shipping Address:

Frances Thomson
12405 PARCHMENT DR
HUDSON, FL 34667-2572
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 2233

Billing address

The Verandahs Clubhouse
12375 Chenwood Ave
The clubhouse
Hudson, FL 34669
United States

Item(s) Subtotal: \$22.86

Shipping & Handling: \$0.00

Total before tax: \$22.86

Estimated tax to be collected: \$0.00

Grand Total: \$22.86

To view the status of your order, return to [Order Summary](#).

Details for Order #112-2363848-7909859

Print this page for your records.

Order Placed: October 27, 2023
Amazon.com order number: 112-2363848-7909859
Order Total: \$26.97

Not Yet Shipped

Items Ordered

1 of: *HDX 13 Gal. Flexpro Kitchen Bag with Fresh Scent (140-Count) - 1 Pack*
Sold by: Coco Mak ([seller profile](#))
Supplied by: Other

Price
\$26.97

Condition: New

Shipping Address:

Frances Thomson
12405 PARCHMENT DR
HUDSON, FL 34667-2572
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 2233

Billing address

The Verandahs Clubhouse
12375 Chenwood Ave
The clubhouse
Hudson, FL 34669
United States

Item(s) Subtotal: \$26.97
Shipping & Handling: \$0.00

Total before tax: \$26.97
Estimated tax to be collected: \$0.00

Grand Total: \$26.97

To view the status of your order, return to [Order Summary](#).



GASPAR STITCH



Receipt / Tax Invoice e-1419
Nov 2, 2023

CUSTOMER



Wesley Ellas
12375 Chenwood Avenue
Hudson FL 34669
United States

PAYMENT METHOD

Visa (2233)

SHIPPING METHOD

Local Pickup in Wesley Chapel

ITEMS	PRICE	QTY	ITEM TOTAL
 Next Level Apparel® Women's CVC Tee, NL6610 with embroidery logo The Verandahs on left chest / Color: Military Green / Size: XL	\$23.17	2	\$46.34
 Port Authority® Ladies Silk Touch™ Performance Polo. L540 / Color: Dark Green / Size: XL	\$29.42	1	\$29.42
NOTES	RUSH ORDER SCHEDULE FOR MONDAY 6TH AT 4PM		
		Subtotal	\$75.76
		Shipping	\$0.00
		TOTAL (USD)	\$75.76
		Total paid	\$75.76

Thank you for shopping with us!

GASPARSTITCH.COM

30225 Double Drive, Wesley Chapel, FL, 33545, United States
shop@gasparstitch.com
gasparstitch.com

Details for Order # D01-7021248-6441831

[Print this page for your records.](#)

Amazon.com order number: D01-7021248-6441831

Order Total: \$14.99

Digital Order: November 11, 2023

Items Ordered	Price
Prime Membership Fee	\$14.99
Quantity: 1	
Sold By: Amazon.com Services LLC	
	Item(s) Subtotal: \$14.99

	Total Before Tax: \$14.99
	Tax Collected: \$0.00

	Total for this Order: \$14.99

Payment Information

Payment method	Item(s) Subtotal:	\$14.99
VISA ending in 2233	Total Before Tax:	\$14.99
	Tax Collected:	\$0.00

Billing address	Grand Total:	\$14.99
The Verandahs Clubhouse 12375 Chenwood Ave The clubhouse Hudson, FL 34669 United States 727-933-5050		

[Return to the Order Summary.](#)

Please note: This is not a VAT invoice.

Details for Order #112-5665223-8292246

Print this page for your records.

Order Placed: November 13, 2023

Amazon.com order number: 112-5665223-8292246

Order Total: \$230.52

Not Yet Shipped

Items Ordered	Price
1 of: 216 Pcs Christmas Stationery Party Favors Bulk Includes Christmas Pencil Eraser Ruler Stamp Mini Notebook Treat Bags Stickers for Kids Classroom Gift Exchange School Games Prizes Carnival Events Sold by: Jingfanun (seller profile) Supplied by: Other	\$30.99
Condition: New 1 of: CHAIYA 7x5ft Christmas Red Background Winter Snowflake New Year's Eve Photography Family Party Shining Stars Background Red Happy Background Baby Shower Decoration Photo Studio Road CY128 Sold by: CHAIYA (seller profile) Supplied by: Other	\$9.99
Condition: New 2 of: Cholemy 120 Pcs Christmas Coloring Books for Kids Mini Xmas Coloring Books Bulk for Stocking Goodie Bags Stuffer Filler Holiday Party Favors Supplies Girls Boys School Activities Prizes, 12 Styles Sold by: QIngMul (seller profile) Supplied by: Other	\$36.99
Condition: New 2 of: SUNPROUND 100Pcs Christmas Slap Bracelets, Christmas Party Favors Fidget Toys, Xmas Snap Wristbands for Kids Christmas Gifts, Goodies Stocking Stuffers, Classroom Prizes Sold by: Fanxlec (seller profile) Supplied by: Other	\$16.99
Condition: New 1 of: Mini Candy Canes Red & White Made WITH REAL PEPPERMINT - BULK PACK OVER 500 Bulk Mini CANDY CANES - Holiday Candy for Christmas, Santa Parade, ThanksGiving, Holidays and More!!! (511) Sold by: Deal on Call (seller profile) Product question? Ask Seller Supplied by: Other	\$54.99
Condition: New	

Shipping Address:

Frances Thomson
12405 PARCHMENT DR
HUDSON, FL 34667-2572

United States

Shipping Speed:

Delivery in fewer trips to your address

Preparing for Shipment

Items Ordered

1 of: *250PCS Christmas Toys for Kids Christmas Gift, Assortment Xmas Toys for Kids Party Favors, Goodie Bag Stuffers, Stocking Stuffers, Advent Calendar, Pinata Stuffers, Prizes For Kids Classroom Rewards* **Price** \$29.99

Sold by: RBONIGHT ([seller profile](#))
Supplied by: Other

Condition: New

Shipping Address:

Frances Thomson
12405 PARCHMENT DR
HUDSON, FL 34667-2572
United States

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:

Visa ending in 2233

Billing address

The Verandahs Clubhouse
12375 Chenwood Ave
The clubhouse
Hudson, FL 34669
United States

Item(s) Subtotal:	\$233.92
Shipping & Handling:	\$0.00
Your Coupon Savings:	-\$3.40

Total before tax:	\$230.52
Estimated tax to be collected:	\$0.00

Grand Total:	\$230.52

To view the status of your order, return to [Order Summary](#).

Details for Order #112-4263872-3981850

[Print this page for your records.](#)

Order Placed: November 13, 2023
Amazon.com order number: 112-4263872-3981850
Order Total: \$21.58

Not Yet Shipped

Items Ordered

2 of: *JOYIN 144 PCS Christmas Bookmark Rulers Bulk Party Favors with 6 Designs for Holiday Giveaway Goodie Gift, Classroom Rewards for Kids, Student, Goody and Prizes*

Sold by: JoyInDirect ([seller profile](#))

Supplied by: Other

Condition: New

Price

\$11.99

Shipping Address:

Frances Thomson
12405 PARCHMENT DR
HUDSON, FL 34667-2572
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 2233

Billing address

The Verandahs Clubhouse
12375 Chenwood Ave
The clubhouse
Hudson, FL 34669
United States

Item(s) Subtotal: \$23.98
Shipping & Handling: \$0.00
Buy more, save 10%: -\$2.40

Total before tax: \$21.58
Estimated tax to be collected: \$0.00

Grand Total: \$21.58

To view the status of your order, return to [Order Summary](#).

BIG LOTS!

BIG LOTS STORES - #0513
11854 US HIGHWAY 19
PORT RICHEY FL 34668-1053
727-862-7771

Customer: 005131658
11/15/2023 1:39 PM

C1931120

SALE



S00513 R001 T8518 D20231115 X00
Certificate Number: 858013677163c3
Customer: verandahs community developm
Reason: NonProfit Organization
SPASOAP LHS ALOE 64Z RFL 4.98 E C
810248755 2 @ 2.49
BL ULT STR 24MR BTH 286C 19.99 E C
810582703 1 @ 19.99
Sub-Total 24.97
Tax 0.00
Total 24.97

DEBIT USD\$24.97
Account: 2233
Token: 2233
Authorization Code: 036877
CTroutd: 480100027
Card Entry Mode: ChipRead

CVM:PIN
CVM Results:420000
AID:A0000000980840
App Label:US DEBIT
App Cryptogram:608DBFF2F4647979

Total Tender
Change Due

24.97
0.00

Details for Order #112-3711727-6256246

[Print this page for your records.](#)

Order Placed: November 18, 2023
Amazon.com order number: 112-3711727-6256246
Order Total: \$59.67

Not Yet Shipped

Items Ordered

	Price
1 of: <i>Madisi Crayons Bulk Pack, Regular Size, 4 Colors, cellophane 250 Packs, 1000 Count</i>	\$39.99

Sold by: Madisi ([seller profile](#)) | Product question? [Ask Seller](#)
Supplied by: Other

Condition: New

1 of: <i>Juya Delight Christmas Tree Skirt Sequin Tree Skirt 50-Inch Red</i>	\$12.99
--	---------

Sold by: Juya Delight ([seller profile](#))
Supplied by: Other

Condition: New

1 of: <i>Glow Sticks Bulk Party Favors 100pk - 8" Glow in the Dark Party Supplies, Light Sticks for Neon Party Glow Necklaces and Bracelets for Kids or Adults, PartySticks</i>	\$7.99
---	--------

Sold by: Silver Lilly ([seller profile](#))
Supplied by: Other

Condition: New

Shipping Address:

Frances Thomson
12405 PARCHMENT DR
HUDSON, FL 34667-2572
United States

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:

Visa ending in 2233

Billing address

The Verandahs Clubhouse
12375 Chenwood Ave
The clubhouse
Hudson, FL 34669
United States

Item(s) Subtotal: \$60.97
Shipping & Handling: \$0.00
Your Coupon Savings: -\$1.30

Total before tax: \$59.67
Estimated tax to be collected: \$0.00

Grand Total: \$59.67

To view the status of your order, return to [Order Summary](#).

Details for Order #112-4930832-4945851

[Print this page for your records.](#)

Order Placed: November 25, 2023

Amazon.com order number: 112-4930832-4945851

Order Total: \$20.98

Not Yet Shipped

Items Ordered

1 of: *Christmas Tree Decoration Hanging Ornaments - 42 Pack Silver Glitter Snowman* **Price** \$12.99

Reindeer Santa Snowflake Ornaments for Christmas Holiday New Year Winter

Wonderland Party Supplies

Sold by: Giant Ball ([seller profile](#))

Supplied by: Other

Condition: New

1 of: *CREATRILL 3 Rolls Red Green Kraft 1/4" by 492 Feet Raffia Ribbon/String, 164Feet* \$7.99

Each Roll, Packing Paper Twine for Christmas

Sold by: Holsteray Shop ([seller profile](#))

Supplied by: Other

Condition: New

Shipping Address:

Frances Thomson

12405 PARCHMENT DR

HUDSON, FL 34667-2572

United States

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:

Visa ending in 2233

Item(s) Subtotal: \$20.98

Shipping & Handling: \$0.00

Total before tax: \$20.98

Estimated tax to be collected: \$0.00

Grand Total: \$20.98

Billing address

The Verandahs Clubhouse

12375 Chenwood Ave

The clubhouse

Hudson, FL 34669

United States

To view the status of your order, return to [Order Summary](#).

Details for Order #112-2659875-5137849

[Print this page for your records.](#)

Order Placed: November 25, 2023

Amazon.com order number: 112-2659875-5137849

Order Total: \$9.99

Not Yet Shipped

Items Ordered

	Price
1 of: <i>Hallmark 3" Gift Bow Holiday Assortment (75 Bows: Red, Gold, Green, Silver, Blue) for Christmas, Hanukkah, Birthdays, Presents</i>	\$9.99

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

Shipping Address:

Frances Thomson
12405 PARCHMENT DR
HUDSON, FL 34667-2572
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 2233

Item(s) Subtotal: \$9.99

Shipping & Handling: \$0.00

Total before tax: \$9.99

Estimated tax to be collected: \$0.00

Grand Total: \$9.99

Billing address

The Verandahs Clubhouse
12375 Chenwood Ave
The clubhouse
Hudson, FL 34669
United States

To view the status of your order, return to [Order Summary](#).

Give us feedback @ survey.walmart.com
Thank you! ID #:7SL8F31V0TC2



727-861-0040 Mgr:AARON
12610 US HIGHWAY 19
HUDSON FL 34667

ST# 05266 OP# 003794 TEN 93 TR# 05065
ITEMS SOLD 17
TC# 9153 1732 3947 3171 3991



MULTI BALL1	076487807880	3.97 0
MULTI BALL1	076487807880	3.97 0
FALALALA GE	019661009860	2.98 0
FALALALA GE	019661009860	2.98 0
** VOIDED ENTRY **		
FALALALA GE	019661009860	2.98 0
NUTCRACKER G	019661009861	2.98 0
NUTCRACKER G	019661009861	2.98 0
GOLD TT	019661006399	4.98 0
4GLD DB BELL	063297111532	2.48 0
GOLD TT	019661006399	4.98 0
CHALK DR PNL	068188455655	3.98 0
DR PNL SANTA	068188455650	1.00 0
DR PNL ELVES	068188455651	1.00 0
DR PNL SMN	068188455652	1.00 0
DR PNL SANTA	068188455650	1.00 0
HOLY JOLY BLI	019661009865K	2.98 0
GLITTER JOY	019661009999	1.98 0
YIS THE SEAS	019661010442	0.98 0
GLITTER JOY	019661009999	1.98 0

SUBTOTAL 45.22

TOTAL 45.22

DEBIT TEND 45.22

CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY

45.22 TOTAL PURCHASE

US DEBIT **** * 2233 I 0

REF # 333200497425

NETWORK ID. 0056 APPR CODE 000542

US DEBIT

AID A0000000980840

AAC 301F839D18151AFB

*Pin Verified

TERMINAL # 21972025

11/28/23

11:58:36

11/28/23

11:58:56



Become a member

Scan for free 30-day trial





RECEIPT

For INVOICE #0001150

From: Total Lock and Door Solutions LLC

18811 Monteverde Dr.
Spring Hill, Fl. 34610

**Bill To: THE VERANDAHS
COMMUNITY DEVELOPMENT
DISTRICT C/O RIZZETTA &
COMPANY**

3434 Colwell Avenue suite 200,
Tampa, FL, USA

Item	Rate (excl. tax)	Quantity	Tax	Total
HINGE MOUNTED DOOR STOP / LIMITER SATIN NICKEL FINISH DOOR STOP	\$6.00	3		\$18.00
WEATHERSTRIP DOOR PERIMETER WEATHERSTRIP	\$45.00	1		\$45.00
LABOR INSTALL DOOR STOPS/LIMITERS, WEATHERSTRIP, AND ADJUST DOOR CLOSER	\$100.00	1		\$100.00
Service Call - West Pasco County Service Call - West Pasco County	\$50.00	1		\$50.00

Subtotal \$213.00

Total \$213.00

Payment Method	Date	Amount
Credit Card (Online)	11/30/2023	\$213.00

RE: [EXTERNAL]Payment Confirmation The Verandhas



Wesley Elias

To Garrett Lee



Reply



Reply All



Forward



Thu 11/30/2023 9:59 AM

Start your reply all with:

Here is a pdf.

Got it, thanks!

I read it.

Feedback



Dear THE VERANDAS COMMUNITY DEVELOPMENT DISTRICT,

Thank you for your payment.

Payment Received

Payment for Invoice #0001152

Total amount: \$6.18

More details:

Paid on: Nov 30

Notes: Fee/Tip

[VIEW RECEIPT](#)

[Send Message](#)

Withlacoochee River Electric Services

The Verandahs CDD

Summary Electric 11/23

Account #	Amount	Bill Date	Due Date	Service Address	GL Code	Object Code
1573431	\$ 513.40	11/17/2023	12/12/2023	Public Lighting	53100	4307
1573432	\$ 3,191.39	11/17/2023	12/12/2023	Public Lighting	53100	4307
1573433	\$ 42.38	11/17/2023	12/12/2023	12013 Chenwood Ave -Sign	53100	4301
2026777	\$ 41.83	11/17/2023	12/12/2023	12414 Southbridge Ter	53100	4301
2095489	\$ 164.46	11/17/2023	12/12/2023	12375 Chenwood Ave - Clubhouse	53100	4304

Total \$3,953.46

Total by Co	4301	\$84.21	Utility Services	11.20.23
	4304	\$164.46	Recreational Facility	
	4307	\$3,704.79	Area Lighting	
Grand Total		\$3,953.46		

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

Bill Date **11/17/2023**
 Amount Due **513.40**
 Current Charges Due **12/12/2023**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
 Service Classification Public Lighting

ELECTRIC SERVICE

From Date	Reading	To 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 **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 **513.40** Please Pay

11.20.23

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

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

See Reverse Side For Mailing Instructions

Bill Date: 11/17/2023

Use above space for address change ONLY.

District: BP13

PAID \$513.40

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

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

Current Charges Due Date	12/12/2023
TOTAL CHARGES DUE	513.40
Total Charges Due After Due Date	521.10

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

Bill Date **11/17/2023**
 Amount Due **3,191.39**
 Current Charges Due **12/12/2023**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address **PUBLIC LIGHTING**
 Service Classification **Public Lighting**

ELECTRIC SERVICE

From Date	Reading	To 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. 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

11.20.23

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

Bill Date: 11/17/2023

District: BP13

Use above space for address change ONLY.

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	12/12/2023
TOTAL CHARGES DUE	3,191.39
Total Charges Due After Due Date	3,239.26

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

Bill Date **11/17/2023**
 Amount Due **42.38**
 Current Charges Due **12/12/2023**

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					
10/16	12035	11/14	12059				24	

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2023	29	1
Oct 2023	28	1
Nov 2022	28	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 24 KWH @ 0.05017 **1.20**
 Fuel Adjustment 24 KWH @ 0.04000 **0.96**
 FL Gross Receipts Tax **1.06**

Total Current Charges **42.38**
 Total Due **42.38** Please Pay

11.20.23



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. 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.

Current Charges Due Date	12/12/2023
TOTAL CHARGES DUE	42.38
Total Charges Due After Due Date	47.38

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

Bill Date **11/17/2023**
 Amount Due **41.83**
 Current Charges Due **12/12/2023**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 12414 SOUTHRIDGE TER
 Service Classification General Service Non-Demand

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
10/16	1333	11/14	1351				18	

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2023	29	1
Oct 2023	28	1
Nov 2022	28	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 **41.92**
 Payment **41.92CR**
 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 **41.83** Please Pay

11.20.23



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. 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.

Current Charges Due Date	12/12/2023
TOTAL CHARGES DUE	41.83
Total Charges Due After Due Date	46.83

Account Number **2095489** Cycle 13
 Meter Number 79233048
 Customer Number 10365384
 Customer Name VERANDAHS CDD

Bill Date **11/17/2023**
 Amount Due **164.46**
 Current Charges Due **12/12/2023**

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						
10/16	56871	11/14	58215				1344		

Comparative Usage Information

Period	Days	Per Day
Nov 2023	29	46
Oct 2023	28	57
Nov 2022	28	40

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 188.32
 Payment 188.32CR
 Balance Forward 0.00



1 0 3 6 5 3 8 4

Customer Charge 39.16
 Energy Charge 1,344 KWH @ 0.05017 67.43
 Fuel Adjustment 1,344 KWH @ 0.04000 53.76
 FL Gross Receipts Tax 4.11

Total Current Charges 164.46
 Total Due Please Pay 164.46

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.

11.20.23

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

See Reverse Side For Mailing Instructions

Bill Date: 11/17/2023

District: BP13

Use above space for address change ONLY.

PAID \$164.46

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	12/12/2023
TOTAL CHARGES DUE	164.46
Total Charges Due After Due Date	169.46



INVOICE

INVOICE #	INVOICE DATE
TM 625837	12/1/2023
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 31, 2023

Invoice Amount: \$7,903.07

Description	Current Amount
Monthly Landscape Maintenance – November 2023	\$7,903.07
Part 1	\$7,443.07
Part 4	\$ 460.00

Invoice Total **\$7,903.07**



Excellence
IN COMMERCIAL LANDSCAPING

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