



Rizzetta & Company

The Verandahs Community Development District

Board of Supervisors Meeting September 2, 2025

**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	Chair
	Thomas May	Vice Chair
	Tracy Mayle	Assistant Secretary
	Sarah Nesheiwat	Assistant Secretary
	Brenton Basinger	Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Manager	Sean Craft	Rizzetta & Company, Inc.
District Counsel	Kathryn "KC"	Straley Robin & Vericker
	Hopkinson	
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

August 25, 2025

**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, September 2, 2025 at 6:30 p.m., at the Verandahs Amenity Center, 12375 Chenwood Ave., Hudson, FL 34669. The following is the agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. Solitude
 - i. Review of Aquatics Inspection Report..... Tab 1
 - B. Landscape Inspection Specialist
 - i. Review of Landscape Inspection Report Tab 2
 - ii. Discussion of Liaison to Accompany Field Services Inspector
 - C. Red Tree
 - i. Review of Landscaper Comments..... Tab 3
 - ii. Review of Irrigation Report Tab 4
 - iii. Consideration of Proposal for Sod Replacement..... Tab 5
 - D. Hi-Trim
 - i. Review of Hi Trim Report Tab 6
 - E. District Counsel
 - F. District Engineer
 - G. District Clubhouse Manager
 - i. Review of Clubhouse Manager Report..... Tab 7
 - H. District Manager
 - i. Review of District Manager's Report Tab 8
 - ii. Presentation of 2nd Quarter Website Compliance Audit Report Tab 9
- 4. BUSINESS ITEMS**
 - A. Consideration of First Addendum to Contract for District Management Services..... Tab 10

- B. Consideration of Proposal for Maintenance of HVAC System Tab 11
- C. Discussion Regarding Changing Meeting Dates
- 5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on August 5, 2025..... Tab 12
 - B. Consideration of Operation and Expenditures for July 2025..... Tab 13
- 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: 2025-08-20

Prepared for:

District Manager

Prepared by:

Jason Diogo, Aquatic Biologist

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

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130

Comments:

Normal growth observed

Minor shoreline weed growth on newly exposed banks. Open water and pond bottom free of nuisance growth. Grasses clippings in water

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



August 2025



August 2025

80

Comments:

Normal growth observed

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

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



August 2025



August 2025

90

Comments:

Site looks good

Minor shoreline grasses

Action Required:

Routine maintenance next visit

Target:

Surface algae



August 2025



August 2025

100

Comments:

Treatment in progress

Minor shoreline algae developing along the perimeter. Treatment was applied at the time of inspection. Expect 10-14 days for results.

Action Required:

Routine maintenance next visit

Target:

Surface algae



August 2025



August 2025

F100

Comments:

Treatment in progress

Very minor shoreline weed growth on exposed banks. Treatment for submersed vegetation

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



August 2025



August 2025

150

Comments:

Treatment in progress

Site has some minor shoreline weeds and algae growth. Treated today.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



August 2025



August 2025

Site: F120

Comments:

Treatment in progress

Very minor shoreline weed growth present and surface algae developing. Both were targeted at the time of inspection. Expect 10-14 days for results.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



August 2025



August 2025

Site: F160

Comments:

Requires attention

Minor shoreline weed growth present and some submerged weeds. Treated today

Action Required:

follow up and or retreat or in 14

Target:

Submersed vegetation



August 2025



August 2025

Site: F160

Comments:

Treatment in progress

Minor algae developing within the shoreline weeds. Both were targeted at the time of inspection and results can be expected in 10-14 days. Water clarity was

Action Required:

follow up and or retreat or in 14

Target:

Shoreline weeds



July 2025



July 2025

Site: 140

Comments:

Site looks good

Site is in good shape
normal shoreline growth for this
time of year.

Action Required:

Routine maintenance next visit

Target:



August 2025



August 2025

Management Summary

Overall, the sites in this month's inspection continue to look very good with below average growth for July.

Sites with substantial algae growth. Both were treated aggressively to avoid further growth and keep them managed until the August service visits.

Site 100 will require trimming of the trees along the homeowner shoreline to allow access via UTV. Lower limbs are beginning to impede access for service

The rest of the sites only exhibited minor growth that is easily managed.

Water levels are coming up on most of the sites.

Trash was minimal and all was collected.

Feel free to reach out if there are any questions or concerns to kyle.wilson@solitudelake.com

Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
130	Normal growth observed	Shoreline weeds	Routine maintenance next visit
80	Normal growth observed	Shoreline weeds	Routine maintenance next visit
90	Site looks good	Surface algae	Routine maintenance next visit
100	Treatment in progress	Surface algae	Routine maintenance next visit
F100	Treatment in progress	Submersed vegetation	Routine maintenance next visit
150	Treatment in progress	Sub-surface algae	Routine maintenance next visit
F120	Treatment in progress	Shoreline weeds	Routine maintenance next visit
F60	Requires attention	Submersed vegetation	follow up and or retreat or in 14 d
F160	Treatment in progress	Shoreline weeds	follow up and or retreat or in 14 d
140	Site looks good		Routine maintenance next visit



Tab 2

THE VERANDAHS

LANDSCAPE INSPECTION REPORT



August 08, 2025
Rizzetta & Company
Amiee Brodeen – Landscape Specialist
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, Chenwood Ave

General Updates, Recent & Upcoming Maintenance Events

- Redtree to provide an update on the dead turf in the district. There are areas that will need to be replaced. This includes the area on Saulston Place.
- Improve the detail throughout the main entrance removing vines and weeds from the plant material.

The following are action items for Redtree 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. For the next detail event at the front entrance on Chenwood Avenue, please begin shaping the ligustrums. This does not need to be a formal "ball" shape; rather, focus on selectively pruning the off-shoots for a more refined appearance. (Pic 1)



....dieback. I recommend developing a turf recovery plan. This fall, I suggest aerating the area and overseeding with a cool-season grass such as perennial rye to promote healthy regrowth.

5. Has a date been scheduled for cutting back the turf/preserve line? If not, please let me know when this task will be added to the calendar. Several areas are beginning to encroach further into the edge and should be addressed.
6. The grapevines are beginning to grow over the walkways. Please have the crew trim them up to maintain at least 15 feet of clearance, in accordance with the scope of service. (Pic 6)



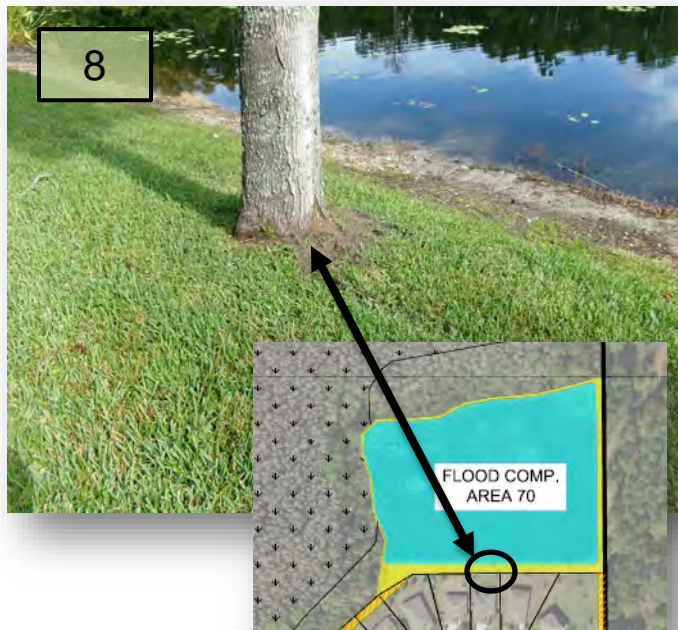
2. It's that time again—during the next detail event, please cut out the dead and spent flower heads from the flax lilies.
3. I noticed the weedy growth behind the viburnum shrubs has been sprayed. If it has not yet been addressed, please remove the dead plant material during the next detail event. Start to reshape the edge once the debris has been removed.
4. The turf along Chenwood, on the east side of the road, continues to show significant....



Pond 60, Jillian Cir, Pond 70, Amenity Center

7. I walked the perimeter of Pond 60 (center of Jillian Circle), and overall, it appears well maintained. I recommend pruning out any dead branches from the trees and removing any hanging Spanish moss within the 10–15 foot height range.

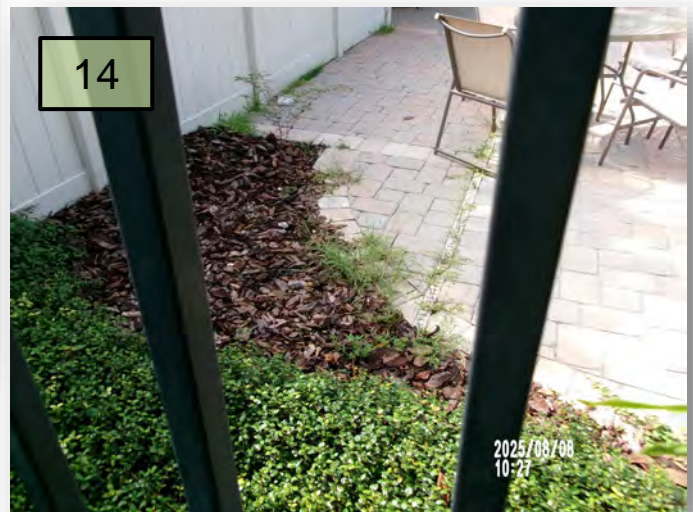
8. The fire ants are relentless. There is a large mound encircling the base of a maple tree at Pond 70. Please treat this area during the next mowing event and rake it out during the following event. (Pic 8)



12. Around the iron rod fencing for the pool area there are large patches of crabgrass growing in the mulch beds. I recommend hand-pulling the weeds and implementing a pre-emergent treatment to maintain control moving forward.

13. Now that the creeping grasses have been treated, please have the crew visit the pool area during the next detail event to begin removing dead debris and continue ongoing maintenance efforts.

14. Inside the pool perimeter, this area requires detailing. There is a significant presence of crack weeds and overgrown juniper beginning to encroach into the pool area. (Pic 14)



9. I am beginning to observe erosion along the pond bank of Pond 70. This would be an ideal time to develop a remediation plan. I suggest starting with the placement of a few boulders and incorporating additional native aquatic plants such as swamp milkweed, soft rush, and duck potato to help stabilize the bank. (Pic 9>)

10. Please remove any water sprouts or offshoots growing from the base of the trees.

11. The viburnum hedge surrounding the iron rod fence requires detailing. Several tree saplings are growing through the top and should be removed to maintain a clean, uniform appearance.

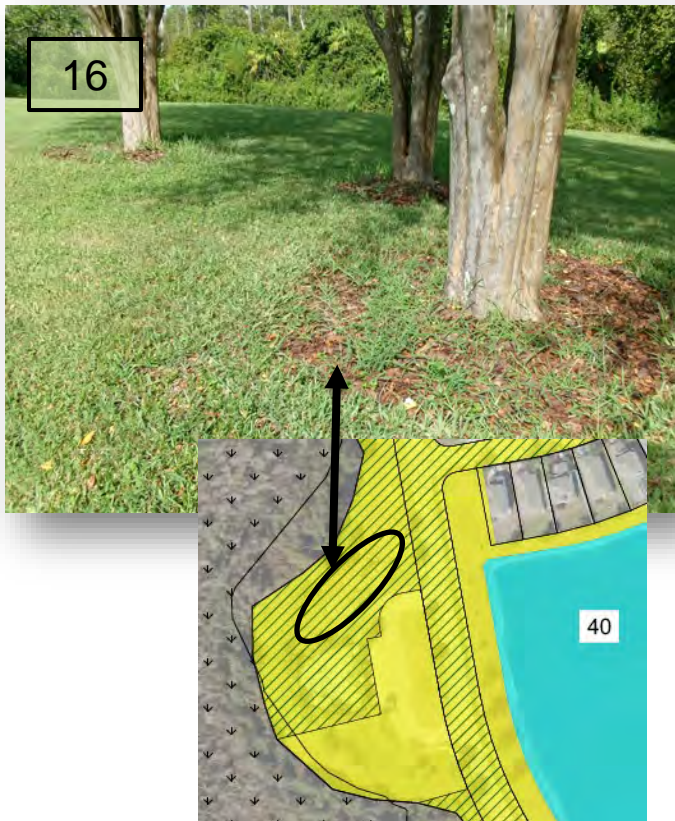


Pool Area and Amenities, Chenwood Ave

15. The playground area is becoming overrun with a mix of zoysia, nutsedge, and quackgrass. Please prioritize cleaning up this area to ensure a safe and pleasant environment for the children.(Pic 15)



16. On the east side of the pool amenity area, as well as all other tree rings, please ensure thorough weeding and reclaim the edges of the tree rings to maintain a clean and well-defined appearance.(Pic 16)



17. The turf within the rights-of-way across from the amenity center on Chenwood is still showing signs of distress. Is there a current plan in place to address the turf health and promote recovery? At this stage, turf replacement may be necessary. However, it's important to first diagnose the underlying causes of the decline to ensure appropriate corrective measures are taken prior to installing new sod. (Pic 17)



18. The area underneath the park bench requires detailing, as the edging is deteriorating. Please clean up this space and include it in the list of areas to receive mulch during Redtree's upcoming mulching events. (Pic 18)



19. Throughout The Verandah's remove the Spanish moss from the tree trunks and branches to improve tree health and appearance.



Chenwood Ave, Southbridge Ter

20. The area around the sump pump off Chenwood is generally in good condition but could benefit from some light touch-up work to maintain its appearance. (Pic 20)



22. The turf within the rights-of-way, south of Southbridge on Chenwood is still declining. Is there a current plan in place to address the turf health and promote recovery? At this stage, turf replacement may be necessary. However, it's important to first diagnose the underlying causes of the decline to ensure appropriate corrective measures are taken prior to installing new sod. (Pic 22)



21. On Chenwood west of Pond 20, there is an area that was recently resodded which may require some attention. While the sod appears to be establishing, I am noticing browning along the edges. Please monitor this area closely for any further signs of decline. (Pic 21)



23. It appears that a mower has nicked the root structure of this oak tree. Please remind the crews to avoid mowing near tree roots, especially within tree rings, to prevent damage. (Pic 23)



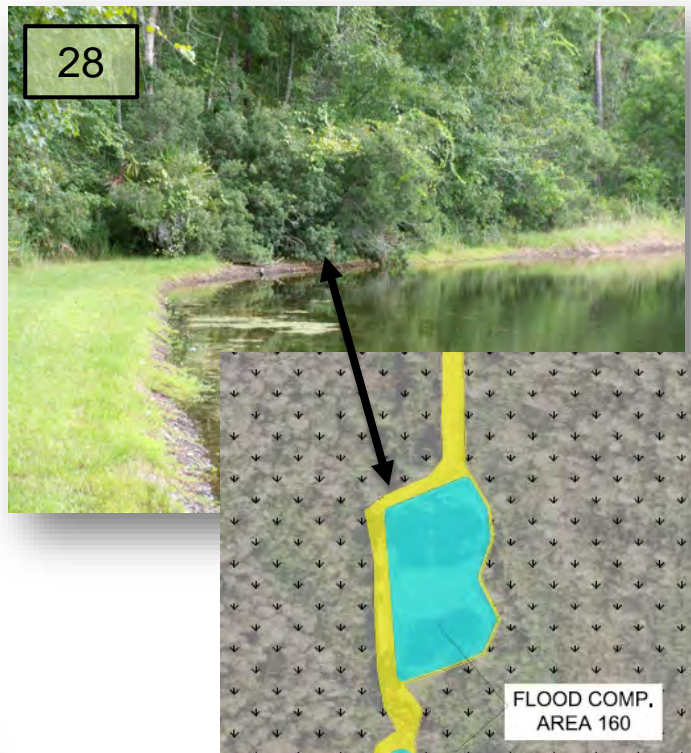
24. There is a cut irrigation line located around Pond 130 at the base of an oak tree on the north side of the bank. Please arrange for prompt repair to prevent any further issues.

Pond 160, White Bluff Rd, Pond 130

25. The edges around Pond 160 (flood compensation area) were not line-trimmed. Please ensure the crew is aware that line trimming the edges is required unless otherwise instructed. (Pic 25)



.... is significant tree debris accumulating along the bank. According to the maintenance exhibit, this area should remain clear to allow full access around the embankment. Please clean up the debris and continue regular mowing in this area to maintain accessibility and appearance.



26. The red maple on White Bluff has a wound that requires ongoing monitoring. Currently, there are signs of stress in the canopy, although no limb drop has been observed. If these conditions persist, continued observation and potential intervention will be necessary. (Pic 26)



29. Around Pond 130, there are several broken branches leaning onto the CDD side that should be trimmed back for safety and aesthetics. (Pic 29)



27. Pond 160 is beginning to show minor signs of scum buildup along the west bank. While it is not yet significant, I wanted to bring this to attention for monitoring.

28. Along the second pond of Pond 160, there...



PROPOSALS

1. RedTree to provide a proposal with two options: The first to completely remove the tree, backfill the root ball and install new turf so it will not be obvious a tree used to be here. The second to completely remove this tree and replace with a 2" caliper Sweetgum, *Liquidambar styraciflua* 'rotundiloba'. This option must also include the construction of an 8" – 10" earthen water saucer containing a 30 Gal. Gator Bag with a working flood bubbler inserted into the top of the bag, so the bag fills every time the irrigation zone runs, and the earthen saucer will help retain the extra water. (Pic 1)



Tab 3

THE VERANDAHS

LANDSCAPE INSPECTION REPORT



August 08, 2025
Rizzetta & Company
Amiee Brodeen – Landscape Specialist
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, Chenwood Ave

General Updates, Recent & Upcoming Maintenance Events

- Redtree to provide an update on the dead turf in the district. There are areas that will need to be replaced. This includes the area on Saulston Place.
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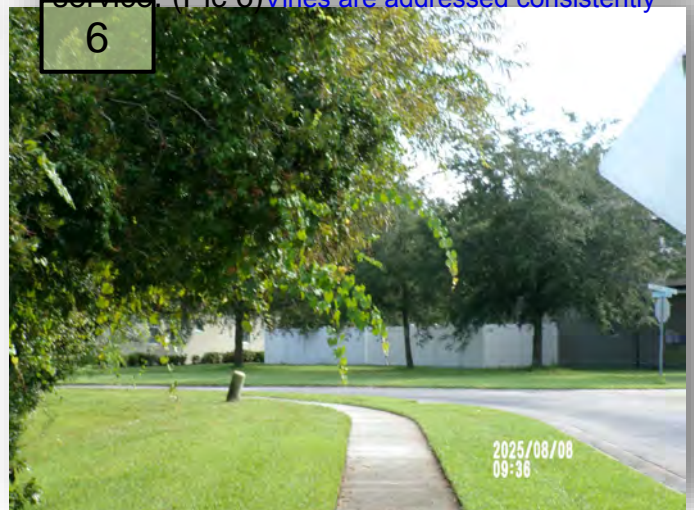
1. For the next detail event at the front entrance on Chenwood Avenue, please begin shaping the ligustrums. This does not need to be a formal "ball" shape; rather, focus on selectively pruning the off-shoots for a more refined appearance. (Pic 1) Completed 08.18



2. It's that time again—during the next detail event, please cut out the dead and spent flower heads from the flax lilies. **In the process**
3. I noticed the weedy growth behind the viburnum shrubs has been sprayed. If it has not yet been addressed, please remove the dead plant material during the next detail event. Start to reshape the edge once the debris has been removed. **Has been sprayed and removing during upcoming visit**
4. The turf along Chenwood, on the east side of the road, continues to show significant....

....dieback. I recommend developing a turf recovery plan. This fall, I suggest aerating the area and overseeding with a cool-season grass such as perennial rye to promote healthy regrowth. **We are aggressively treating these areas throughout**

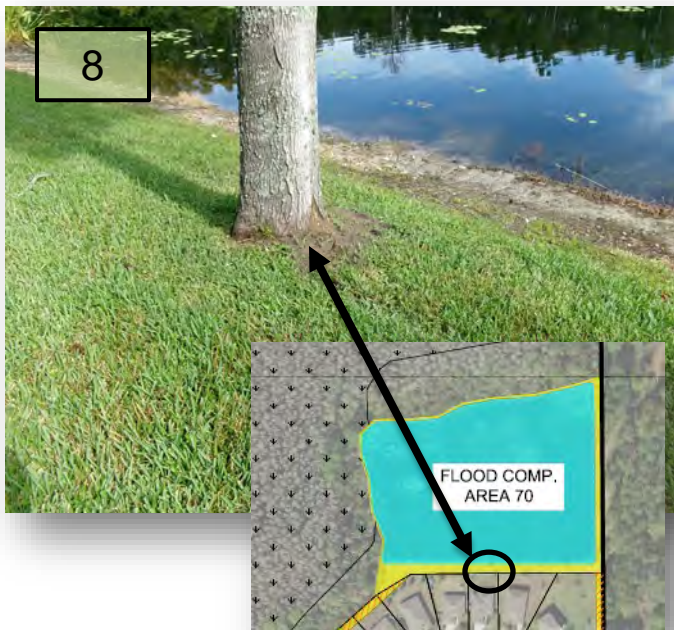
5. Has a date been scheduled for cutting back the turf/preserve line? If not, please let me know when this task will be added to the calendar. Several areas are beginning to encroach further into the edge and should be addressed. **Not RedTree - a different vendor being used for this.**
6. The grapevines are beginning to grow over the walkways. Please have the crew trim them up to maintain at least 15 feet of clearance, in accordance with the scope of service. (Pic 6) **Vines are addressed consistently**



Pond 60, Jillian Cir, Pond 70, Amenity Center

7. I walked the perimeter of Pond 60 (center of Jillian Circle), and overall, it appears well maintained. I recommend pruning out any dead branches from the trees and removing any hanging Spanish moss within the 10–15 foot height range. [In the process](#)

8. The fire ants are relentless. There is a large mound encircling the base of a maple tree at Pond 70. Please treat this area during the next mowing event and rake it out during the following event. (Pic 8) [Treated during each visit](#)



9. I am beginning to observe erosion along the pond bank of Pond 70. This would be an ideal time to develop a remediation plan. I suggest starting with the placement of a few boulders and incorporating additional native aquatic plants such as swamp milkweed, soft rush, and duck potato to help stabilize the bank. (Pic 9) [Is a proposal wanted](#)

10. Please remove any water sprouts or offshoots growing from the base of the trees. [Ongoing](#)

11. The viburnum hedge surrounding the iron rod fence requires detailing. Several tree saplings are growing through the top and should be removed to maintain a clean, uniform appearance. [In the process](#)

12. Around the iron rod fencing for the pool area there are large patches of crabgrass growing in the mulch beds. I recommend hand-pulling the weeds and implementing a pre-emergent treatment to maintain control moving forward. [Completed 08.18.2025](#)

13. Now that the creeping grasses have been treated, please have the crew visit the pool area during the next detail event to begin removing dead debris and continue ongoing maintenance efforts. [Completed 08.18.2025](#)

14. Inside the pool perimeter, this area requires detailing. There is a significant presence of crack weeds and overgrown juniper beginning to encroach into the pool area. (Pic 14) [Completed 08.18.2025. Pool gate codes were not working - we now have the correct codes so crew does not need to use ladder for entry](#)

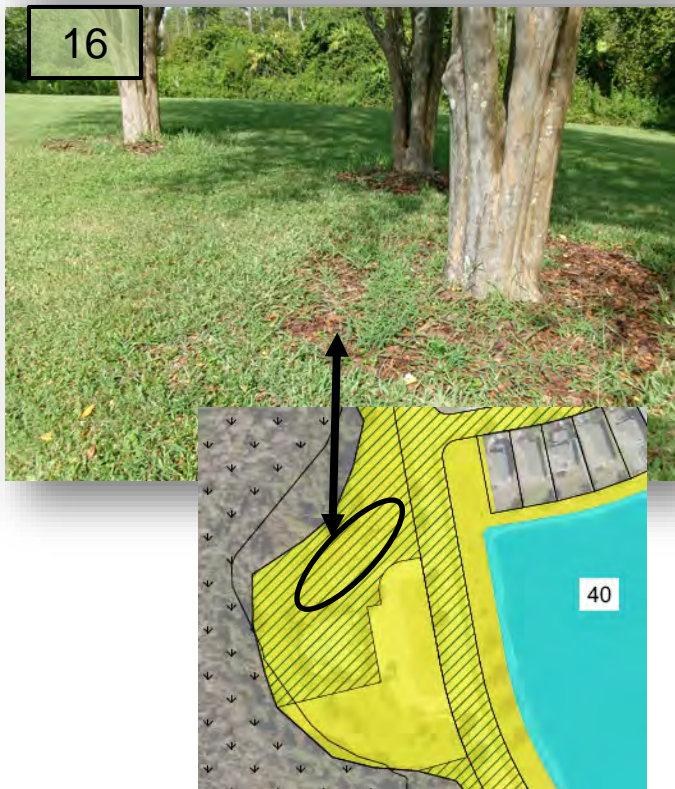


Pool Area and Amenities, Chenwood Ave

15. The playground area is becoming overrun with a mix of zoysia, nutsedge, and quackgrass. Please prioritize cleaning up this area to ensure a safe and pleasant environment for the children. (Pic 15)
[Completed 08.18; Rainfall impeding progress](#)



16. On the east side of the pool amenity area, as well as all other tree rings, please ensure thorough weeding and reclaim the edges of the tree rings to maintain a clean and well-defined appearance. (Pic 16)
[Completed 08.18; Rainfall impeding progress](#)



17. The turf within the rights-of-way across from the amenity center on Chenwood is still showing signs of distress. Is there a current plan in place to address the turf health and promote recovery? At this stage, turf replacement may be necessary. However, it's important to first diagnose the underlying causes of the decline to ensure appropriate corrective measures are taken prior to installing new sod. (Pic 17)
[Ongoing issue due to numerous pump failures. Proposal soon to follow.](#)



18. The area underneath the park bench requires detailing, as the edging is deteriorating. Please clean up this space and include it in the list of areas to receive mulch during Redtree's upcoming mulching events. (Pic 18)
[Completed 08.18](#)



19. Throughout The Verandah's remove the Spanish moss from the tree trunks and branches to improve tree health and appearance. [Many addressed - ongoing process](#)



Chenwood Ave, Southbridge Ter

20. The area around the sump pump off Chenwood is generally in good condition but could benefit from some light touch-up work to maintain its appearance. (Pic 20) [Completed 08.18](#)



22. The turf within the rights-of-way, south of Southbridge on Chenwood is still declining. Is there a current plan in place to address the turf health and promote recovery? At this stage, turf replacement may be necessary. However, it's important to first diagnose the underlying causes of the decline to ensure appropriate corrective measures are taken prior to installing new sod. (Pic 22) [Pump Issues - areas treated by horticulture technician](#)



21. On Chenwood west of Pond 20, there is an area that was recently resodded which may require some attention. While the sod appears to be establishing, I am noticing browning along the edges. Please monitor this area closely for any further signs of decline. (Pic 21) [Fungus Treated](#)



23. It appears that a mower has nicked the root structure of this oak tree. Please remind the crews to avoid mowing near tree roots, especially within tree rings, to prevent damage. (Pic 23) [Crews have been reminded; weeds treated on 08.18](#)



24. There is a cut irrigation line located around Pond 130 at the base of an oak tree on the north side of the bank. Please arrange for prompt repair to prevent any further issues [Completed 08.18.](#)

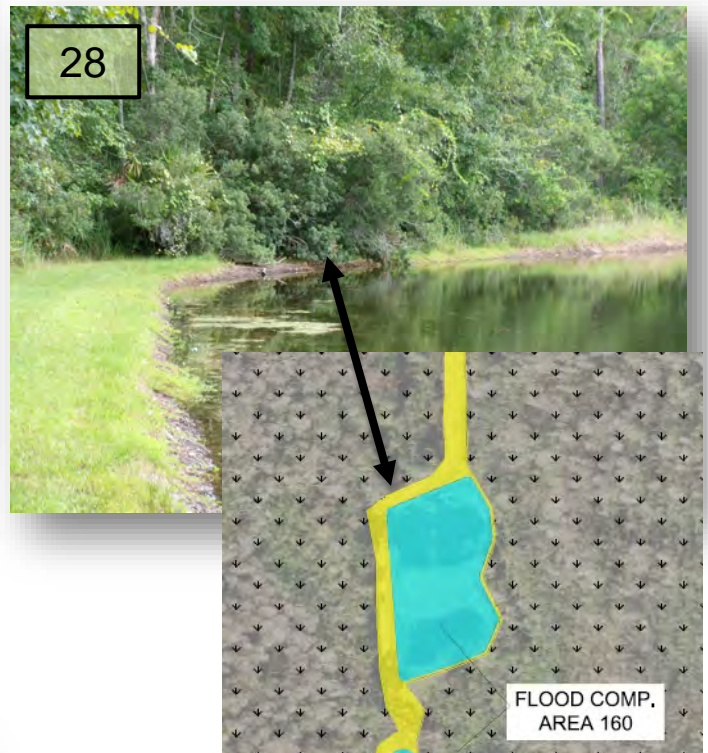


Pond 160, White Bluff Rd, Pond 130

25. The edges around Pond 160 (flood compensation area) were not line-trimmed. Please ensure the crew is aware that line trimming the edges is required unless otherwise instructed. (Pic 25) [Could not access due to water being too high](#)



.... is significant tree debris accumulating along the bank. According to the maintenance exhibit, this area should remain clear to allow full access around the embankment. Please clean up the debris and continue regular mowing in this area to maintain accessibility and appearance. [Water too high to access](#)



26. The red maple on White Bluff has a wound that requires ongoing monitoring. Currently, there are signs of stress in the canopy, although no limb drop has been observed. If these conditions persist, continued observation and potential intervention will be necessary. (Pic 26) [Will monitor](#)



29. Around Pond 130, there are several broken branches leaning onto the CDD side that should be trimmed back for safety and aesthetics. (Pic 29) [In process](#)



27. Pond 160 is beginning to show minor signs of scum buildup along the west bank. While it is not yet significant, I wanted to bring this to attention for monitoring. [Not Redtree](#)

28. Along the second pond of Pond 160, there...



PROPOSALS

1. RedTree to provide a proposal with two options: The first to completely remove the tree, backfill the root ball and install new turf so it will not be obvious a tree used to be here. The second to completely remove this tree and replace with a 2" caliper Sweetgum, *Liquidambar styraciflua* 'rotundiloba'. This option must also include the construction of an 8" – 10" earthen water saucer containing a 30 Gal. Gator Bag with a working flood bubbler inserted into the top of the bag, so the bag fills every time the irrigation zone runs, and the earthen saucer will help retain the extra water. (Pic 1) [Proposal submitted](#)



Tab 4



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August Inspection 2025

Date: Aug 23, 2025 8:11 am
Inspector: Shaun Seymour

Site	
Name	Verandahs CDD
Address	12375 Chenwood Avenue
City	Hudson
ST	Florida
Zip	34669

Controller	
Name	Clubhouse
Location	
Model	
Modules	11
Controller ID	147560

Water Days as of Aug 23, 2025	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

Notes
Minor repairs and adjustments were made.

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	S- North across from clubhouse	Pass										
2	S- Across from clubhouse	Pass										
3	R- Across from clubhouse	Pass										
4	R- South end of field	Pass										
5	R- West side of field	Pass										
6	R- North end of field	Pass										
7	R- Around clubhouse	Pass										
8	R- Around pool	Pass										
9	S- Clubhouse	Pass										
10	R- Island in front of clubhouse	Pass										
11	R- South of controller	Pass										
12	S- By controller	Pass										
13	R- West of controller	Pass										

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14	R- By controller	Pass										
15	S- Pond on Saulston Place	Pass										
16	S- Around lift station on White Bluff	Pass										
17	S- West side of White Bluff	Pass										
18	S- East side of White Bluff	Pass										
19	S- Northeast side of White Bluff	Pass										
20	MP- End of White Bluff east	Pass										
21	MP- End of White Bluff west	Pass										
22		Pass										

Zone #1 - 08-23-25 8:16 am CDT



Zone #2 - 08-23-25 8:18 am CDT



Zone #3 - 08-23-25 8:21 am CDT



Zone #4 - 08-23-25 8:24 am CDT



Zone #5 - 08-23-25 8:27 am CDT



Zone #6 - 08-23-25 8:30 am CDT



Zone #7 - 08-23-25 8:36 am CDT



Zone #8 - 08-23-25 8:38 am CDT



Zone #9 - 08-23-25 8:42 am CDT



Zone #10 - 08-23-25 8:43 am CDT



Zone #11 - 08-23-25 8:45 am CDT



Zone #11 - 08-23-25 8:45 am CDT



Zone #12 - 08-23-25 8:47 am CDT



Zone #13 - 08-23-25 8:49 am CDT



Zone #14 - 08-23-25 8:52 am CDT



Zone #14 - 08-23-25 8:52 am CDT





August Inspection 2025

Date: Aug 23, 2025 9:29 am
Inspector: Shaun Seymour

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Site	
Name	Verandahs CDD
Address	12375 Chenwood Avenue
City	Hudson
ST	Florida
Zip	34669

Controller	
Name	Controller 1
Location	
Model	
Modules	20
Controller ID	147561

Water Days as of Aug 23, 2025	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	Every day of the week
Program D	

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	D- By gate	Pass										
2	D- Entrance island	Pass										
3	S- Sign island and entrance side	Pass										
4	S- Entrance side by SR 52	Pass										
5	S- Second island	Pass										
6	S- North of Rosette Road	Pass										
7	S - Rosette to gate	Pass										
8	S- Sidewalk by gate	Pass										
9	S- Greengate Drive entrance	Pass										
10	S- North of Greengate and center	Pass										
11	S- South of Royston Bend	Pass										
12	S- By pond at Luftburrow Lane	Pass										
13	S- Luftburrow to Southbridge Terrace,	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14	S- North of Southbridge	Pass										
15	S- North of zone 14	Pass										
16	R- Near lake	Pass										
17	S- Near controller	Pass										
18	R- South of controller	Pass										
19	S- North of gate	Pass										
20	R&S- At exit gate	Pass										
21	S- Exit side by SR 52	Pass										
22	S- Northeast side on Luftburrow	Pass										
23	S- Luftburrow and Jillian Circle	Pass			1							
24	R- North end of Luftburrow	Pass										
25	R- Center of Luftburrow	Pass										
26	R- South end of Luftburrow	Pass										
27		Pass										
28		Pass										
29		Pass										
30		Pass										
31		Pass										
32		Pass										
33		Pass										
34		Pass										
35		Pass										
36		Pass										
37		Pass										
38		Pass										
39		Pass										

Zone #3 - 08-23-25 9:32 am CDT



Zone #4 - 08-23-25 9:34 am CDT



Zone #5 - 08-23-25 9:37 am CDT



Zone #5 - 08-23-25 9:37 am CDT



Zone #6 - 08-23-25 9:38 am CDT



Zone #7 - 08-23-25 9:39 am CDT



Zone #8 - 08-23-25 9:44 am CDT



Zone #9 - 08-23-25 9:47 am CDT



Zone #10 - 08-23-25 9:48 am CDT



Zone #11 - 08-23-25 9:50 am CDT



Zone #12 - 08-23-25 9:54 am CDT



Zone #13 - 08-23-25 9:55 am CDT



Zone #14 - 08-23-25 9:58 am CDT



Zone #15 - 08-23-25 10:00 am CDT



Zone #16 - 08-23-25 10:05 am CDT



Zone #17 - 08-23-25 10:11 am CDT



Zone #18 - 08-23-25 10:15 am CDT



Zone #19 - 08-23-25 10:18 am CDT



Zone #20 - 08-23-25 10:21 am CDT



Zone #21 - 08-23-25 10:22 am CDT



Zone #22 - 08-23-25 10:27 am CDT



Zone #25 - 08-23-25 10:55 am CDT



Zone #26 - 08-23-25 11:03 am CDT





powered by SmartLink Network ®

August Inspection 2025

Date: Aug 23, 2025 8:03 am
Inspector: Shaun Seymour

Site	
Name	Verandahs CDD
Address	12375 Chenwood Avenue
City	Hudson
ST	Florida
Zip	34669

Controller	
Name	Controller 2
Location	
Model	
Modules	1
SLW	SLW1
Controller ID	147562

Water Days as of Aug 23, 2025	
Program A	Mon , Fri
Program B	
Program C	
Program D	

Notes
Minor repairs and adjustments were made.

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	R- By road	Pass										
2	R- By woods	Pass										
3		Pass										

Zone #1 - 08-23-25 8:05 am CDT



Zone #2 - 08-23-25 8:06 am CDT



Tab 5



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

Sod Replacement Proposal

FOR

The Verandahs CDD

Chenwood Avenue

Attention: Sean Craft, District Manager

August 22, 2025

Target Area: Chenwood Avenue - Burned-out grass, from street to sidewalk

- Remove burned-out areas of turf from the street to the sidewalk
- Install 8,500 sq ft Floratam sod
- Labor, debris removal, hauling, and dump fees included

PRICE: \$19,125.00

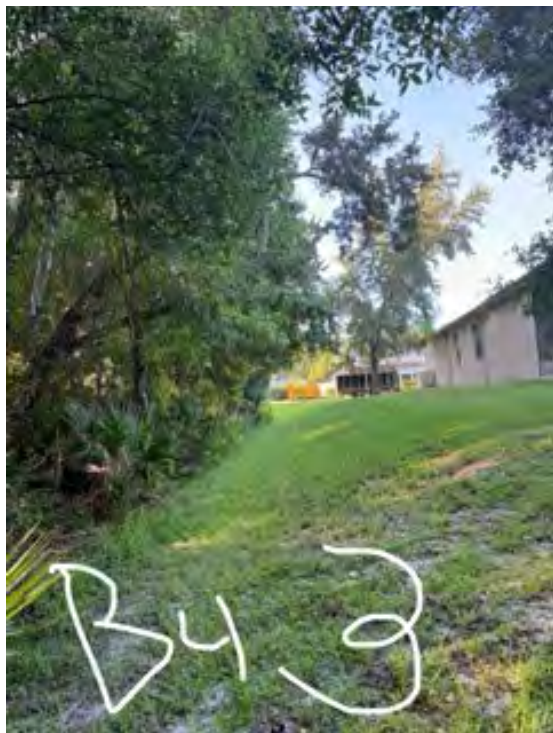
Authorized Signature to Proceed

/ /
Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburrkett@redtreelandscapc.systcms / Cell phone: (727) 267-2059

Tab 6







Pink: August & February
Dark Blue: September & March
Red: October & April
Green: November & May
Light Blue: December & June
Orange: January & July

8-21-25



Tab 7

The Verandahs

COMMUNITY DEVELOPMENT DISTRICT

Operations Report –August 2025

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

Clubhouse Operations/Maintenance Updates

- Ongoing Disinfectant cleaning of Gym

Vendor Services Performed and/or Site Visits

- Cleaning Service every Monday

Facility Usage

- 8/5/2025: Board Meeting
- 8/7/2025: Men's Bible Study
- 8/9/2025: A. Guy Birthday Party
- 8/14/2025: Men's Bible Study
- 8/16/2025: D. Johnson Birthday Party
- 8/19/2025: ACC Meeting
- 8/21/2025: Men's Bible Study
- 8/25/2025: CRR Meeting
- 8/26/2025: HOA Meeting
- 8/28/2025: Men's Bible Study



Rizzetta & Company

Professionals in Community Management

- **Resident Payment Log:**

- No Deposits this month

Debit Card Reimbursement

- Amazon: \$14.99 Monthly Subscription
- Amazon: \$96.34

Total: \$ 111.33

- **Suggestions/ Concerns:**

- Pest Bear started spraying
The Clubhouse.

Tab 8



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:**
October 7th,
2025 @ 6:30
PM

District Manager's Report

September 2

2025

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FINANCIAL SUMMARY

7/31/2025

General Fund Cash & Investment Balance: \$516,533

Reserve Fund Cash & Investment Balance: \$256,423

Debt Service Fund Investment Balance: \$175,367

Total Cash and Investment Balances: \$948,323

General Fund Expense Variance: \$42,712 Under Budget

Tab 9



Quarterly Compliance Audit Report

The Verandahs

Date: July 2025 - 2nd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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ADA Compliance Categories	7
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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

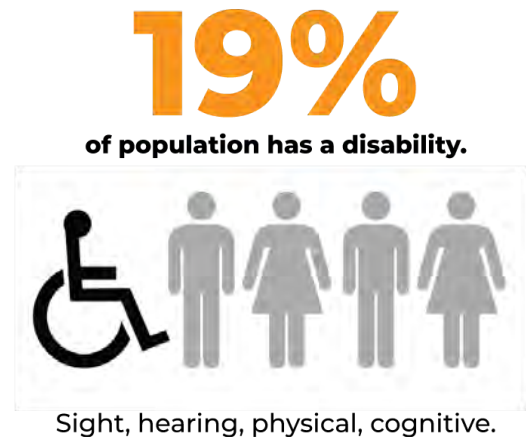
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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



Easy to navigate and find information

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

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



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 10

FIRST ADDENDUM TO THE CONTRACT FOR DISTRICT MANAGEMENT SERVICES

This First Addendum to the Contract for District Management Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2025 (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 District Management Services dated October 1, 2024 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B - Schedule of Fees** 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 the Schedule of Fees attached.

The amended 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.

(Remainder of this page is left blank intentionally)

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

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J. Rizzetta
 PRINTED NAME: William J. Rizzetta
 TITLE: President
 DATE: Aug 8, 2025

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

BY: _____
 PRINTED NAME: _____
 TITLE: Chairman/Vice Chairman
 DATE: _____

ATTEST:

 Vice Chairman/Assistant Secretary
 Board of Supervisors

 Print Name

Exhibit B – Schedule of Fees

Exhibit B
Schedule of Fees

STANDARD ON-GOING SERVICES:

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

	MONTHLY	ANNUALLY
Management:	\$1,856.75	\$22,281
Administrative:	\$334.17	\$4,010
Accounting:	\$1,498.83	\$17,986
Financial & Revenue Collections:	\$427.08	\$5,125
Assessment Roll ⁽¹⁾		\$5,570
Total Standard On-Going Services:	\$4,116.83	\$54,972

(1) Assessment Roll is to paid in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Elevent+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00






2025-10-01 - The Verandahs CDD - First Addendum - Contract for Professional District Services

Final Audit Report

2025-08-08

Created:	2025-08-08
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA5yJyyjMBEXddHyqlaSIEoBubJmispun_A

"2025-10-01 - The Verandahs CDD - First Addendum - Contract for Professional District Services" History

-  Document created by Scott Brizendine (sbrizendine@rizzetta.com)
2025-08-08 - 11:26:02 AM GMT
-  Document emailed to Bill Rizzetta (brizzetta@rizzetta.com) for signature
2025-08-08 - 11:26:06 AM GMT
-  Email viewed by Bill Rizzetta (brizzetta@rizzetta.com)
2025-08-08 - 11:26:38 AM GMT
-  Document e-signed by Bill Rizzetta (brizzetta@rizzetta.com)
Signature Date: 2025-08-08 - 12:05:39 PM GMT - Time Source: server
-  Agreement completed.
2025-08-08 - 12:05:39 PM GMT

Tab 11



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

✉ cddinvoice@rizzetta.com

ESTIMATE	#1352
SERVICE DATE	Aug 8, 2025
TOTAL	\$850.00

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

ESTIMATE

Services	qty	unit price	amount
----------	-----	------------	--------

SEMI-ANNUAL MAINTENANCE AGREEMENT -	1.0	\$850.00	\$850.00
-------------------------------------	-----	----------	----------

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 is in its slow season so our technicians will be able to take their 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:

- Inspect coolant levels & pressure
- Check & adjust thermostat
- Repair wiring, inspect contacts, Measure capacitors
- Clean evaporator coil
- Clean condenser if hose available
- Clean condensate drain
- Inspect outdoor disconnect
- Inspect condenser fan motor & blades
- Measure compressor amps at startup

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

We will come out twice a year and preform a tune up on each unit recommending any further maintenence or repairs.

Services subtotal: \$850.00

Total	\$850.00
--------------	-----------------

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.

Tab 12

MINUTES OF MEETING

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

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of The Verandahs Community Development District was held on **Tuesday, August 5, 2025, 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
Sarah Nesheiwat	Board Supervisor, Assistant Secretary
Tracy Mayle	Board Supervisor, Assistant Secretary
Brenton Basinger	Board of Supervisor, Assistant Secretary

Also Present Were:

Sean Craft	District Manager, Rizzetta & Co.
KC Hopkinson	DC, Straley, Robin, Vericker (<i>via call</i>)
Frances Thomson	Clubhouse Manager
Scott Ethier	DE, Dewberry Engineering (<i>via call</i>)
Elena Gerstenfeld	DE, Dewberry Engineering (<i>via call</i>)
Amiee Brodeen	Field Services Manager, Rizzetta & Co.
Kyle Wilson	Representative, Solitude Aquatics
Jason Diogo	Representative, Solitude Aquatics
John Burkett	Representative, Red Tree Landscape

Audience	Not Present
----------	-------------

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.

SECOND ORDER OF BUSINESS**Audience Comments**

There was no audience present for comments.

THIRD ORDER OF BUSINESS**Staff Reports****A. Solitude**

The Board reviewed the aquatic report. Solitude indicated that there is a tree at site F70 that needs to be trimmed to allow for UTV access to the pond bank. Red Tree to follow-up.

B. Landscape Inspection Specialist

The Board reviewed the landscape inspection report. It was noted that there is erosion happening along the bank at pond 140. District Engineer to investigate and provide options for corrective action to the Board at the September meeting.

Additionally, there were two proposals requested from Red Tree. The first proposal requested is for tree removal with two options, the first option is for outright removal along with new turf to be laid down. The second option is for removal and replacement with a 2" Caliper Sweetgum. The second proposal requested is for stump grinding the remaining base of a Chinese Elm located on Chenwood Avenue near the exit gate behind the viburnum shrubs, along with restoring the area by backfilling the soil and adding mulch.

C. Red Tree**i. Review of Landscaper Comments**

Shared comments with the Board. The Board requested Red Tree to provide the square footage of the remaining burned out areas of turf from the street to the sidewalk, then provide a proposal for replacing the sod.

ii. Review of Irrigation Report

The Board reviewed the report.

D. Review of the Hi Trim Report

The Board reviewed the report.

E. District Counsel

Nothing to report.

F. District Engineer

Informed the Board that the Cross Creek stormwater cleanup project is set to begin on August 6th, 2025.

G. Clubhouse Manager**i. Review of Clubhouse Manager's Report**

Ms. Thomson reviewed the Clubhouse Manager's report with the Board. The Board approved a proposal for pest control from Pest Bear in the amount of \$540.00 a year.

On a motion by Mr. Basinger, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved the proposal for pest control from Pest Bear in the amount of \$540.00 a year, for The Verandahs Community Development District.

The Board also requested a proposal from Johnny Cool to provide semi-annual maintenance to the HVAC system. The Board set a not exceed amount of \$800 and authorized the Chairman to sign a proposal outside of a meeting.

On a motion by Mr. May, and seconded by Mr. Basinger, with all in favor, the Board of Supervisors approved semi-annual maintenance to the HVAC system with a not to exceed amount of \$800 and authorized the Chairman to sign a proposal outside of a meeting, for The Verandahs Community Development District.

H. District Manager

Mr. Craft reviewed the District Manager's report and informed the Board that the next meeting is scheduled for Tuesday, September 8, 2025, at 6:30 pm at The Verandahs Clubhouse, located at 12375 Chenwood Ave, Hudson, FL 34669.

FOURTH ORDER OF BUSINESS**Public Hearing on Fiscal Year 2025-2026 Final Budget**

Mr. Craft presented the fiscal year 2025-2026 final budget to the Board.

On a motion by Mr. May, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors opened the public hearing on the fiscal year 2025-2026 final budget, for The Verandahs Community Development District.

There were no comments.

On a motion by Mr. Basinger, and seconded by Mr. May, with all in favor, the Board of Supervisors closed the public hearing on the fiscal year 2025-2026 final budget, for The Verandahs Community Development District.

i. Consideration of Resolution 2025-08; Adopting Fiscal Year 2025-2026 Final Budget

On a motion by Mr. Haupt, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved Resolution 2025-08 adopting the fiscal year 2025-2026 final budget, for The Verandahs Community Development District.

FIFTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2025-2026 Assessments

On a motion by Mr. Basinger, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors opened the public hearing on the fiscal year 2025-2026 assessments, for The Verandahs Community Development District.

There were no comments.

On a motion by Mr. Basinger, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors closed the public hearing on the fiscal year 2025-2026 assessments, for The Verandahs Community Development District.

i. Consideration of Resolution 2025-09; Levying Adopting Fiscal Year 2025-2026 Final Budget

On a motion by Mr. Haupt, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors approved Resolution 2025-09 levying O & M Assessments for fiscal year 2025-2026, for The Verandahs Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-10; Setting the Meeting Schedule for Fiscal Year 2025-2026

Mr. Craft presented the resolution, noting the meeting dates follow the Board's regular meeting schedule for the first Tuesday of the month.

On a motion by Mr. Basinger, and seconded by Mr. May, with all in favor, the Board of Supervisors approved Resolution 2025-10, setting the meeting schedule for fiscal year 2025-2026, for The Verandahs Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of 2024-2025 Goals and Objectives Report

Mr. Craft reviewed the Goals and Objectives Report for fiscal year 2024-2025 with the Board.

On a motion by Mr. May, and seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the 2024-2025 Goals and Objectives Report as presented, for The Verandahs Community Development District.

EIGHTH ORDER OF BUSINESS**Consideration of Minutes of Board of Supervisors' Regular Meeting held on July 1, 2025**

On a motion by Ms. Nesheiwat, and seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on July 1, 2025, as presented, for The Verandahs Community Development District.

NINTH ORDER OF BUSINESS**Consideration of Operation and Maintenance Expenditures for June 2025**

On a motion by Mr. Haupt, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for June 2025, totaling \$40,722.31, as presented, for The Verandahs Community Development District.

TENTH ORDER OF BUSINESS**Supervisor Requests**

Supervisor Mayle requested that the District Manager inquire with WREC about potentially purchasing the community's street lights, including the possibilities of purchasing the existing streetlights, as well as all new streetlights and a maintenance agreement for each.

Supervisor Nesheiwat requested that before the next installment of annual flowers that Red Tree provide options to the Board as well as photos of what those would look like ahead of them being planted.

ELEVENTH ORDER OF BUSINESS Adjournment

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

On a motion by Mr. May, 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.

183
184
185
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Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT

Tab 13

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 July 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$35,586.88**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brenton A. Basinger	300139	BB070125	Board of Supervisors Meeting 07/01/25	\$ 200.00
Danielle Pellegrino	300137	070625 Refund	Clubhouse Rental Deposit Refund 07/25	\$ 250.00
Digital South Communications, Inc.	300148	593525647	Monthly Phone Service 07/25	\$ 41.60
FitRev, Inc.	300147	35329	Preventative Maintenance 07/24	\$ 185.00
Frontier Florida, LLC	20250721-1	727-856-7773-073119-5 07/25 ACH	727-856-7773-073119-5 07/25	\$ 176.98
Johnny Cool, Inc.	300150	11644	Service Call 07/25	\$ 274.00
Kaelyn Barabas	300155	071925 Refund	Clubhouse Rental Deposit Refund 07/25	\$ 250.00
Pasco County Utilities	20250702-1	22539983 ACH	12375 Chenwood Ave 05/25	\$ 82.10
RedTree Landscape Systems, LLC	300140	30516	Monthly Landscape Maintenance 07/25	\$ 10,350.00
RedTree Landscape Systems, LLC	300151	30686	Landscape Enhancement 07/25	\$ 240.00
RedTree Landscape Systems, LLC	300151	30687	Sod Replacement 07/25	\$ 3,375.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
RedTree Landscape Systems, LLC	300152	30718	Irrigation Repairs 07/25	\$ 1,149.68
RedTree Landscape Systems, LLC	300152	30728	Irrigation Repairs 07/25	\$ 96.88
RedTree Landscape Systems, LLC	300152	30732	Irrigation Repairs 07/25	\$ 215.52
RedTree Landscape Systems, LLC	300153	30766	Additional Much 07/25	\$ 3,000.00
Rizzetta & Company, Inc.	300135	INV0000100469	District Management Fees 07/25	\$ 4,988.50
Rizzetta & Company, Inc.	300138	INV0000100579	Personnel Reimbursement, Amenity Management & Oversight 07/25	\$ 2,303.68
Rizzetta & Company, Inc.	300149	INV0000100641	Cell Phone 06/25	\$ 50.00
Rizzetta & Company, Inc.	300154	INV0000100695	Personnel Reimbursement 07/25	\$ 1,358.08
Sarah Nesheiwat	300141	SN070125	Board of Supervisors Meeting 07/01/25	\$ 200.00
Solitude Lake Management, LLC	300156	PSI181713	Monthly Pond Maintenance 07/25	\$ 1,380.00
Stanley Haupt	300142	SH070125	Board of Supervisors Meeting 07/01/25	\$ 200.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Suncoast Sparkling Cleaning Service, Inc	300136	465	Clubhouse Cleaning 06/25	\$ 375.00
The Observer Group, Inc.	300143	25-01317P	Legal Advertising 07/25	\$ 140.00
Thomas M. May	300144	TMAY070125	Board of Supervisors Meeting 07/01/25	\$ 200.00
Tracy E. Mayle	300145	TM070125	Board of Supervisors Meeting 07/01/25	\$ 200.00
Valley National Bank	20250728-1	CC063025-266 ACH	Credit Card Expenses 06/25	\$ 178.07
Withlacoochee River Electric Cooperative, Inc.	20250703-1	Monthly Summary 06/25 ACH 266	Monthly Electric Services 06/25	<u>\$ 4,126.79</u>
Report Totals				<u>\$ 35,586.88</u>

The Verandahs CDD
Meeting Date: July 1, 2025

SUPERVISOR PAY REQUEST

RECEIVED
07-02-2025

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Tracy Mayle	<input checked="" type="checkbox"/>
Thomas May	<input checked="" type="checkbox"/>
Sarah Nesheiwat	<input checked="" type="checkbox"/>
Stanley Haupt	<input checked="" type="checkbox"/>
Brenton Basinger	<input checked="" type="checkbox"/>

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30 PM
Meeting End Time:	7:50 PM
Total Meeting Time:	1:20

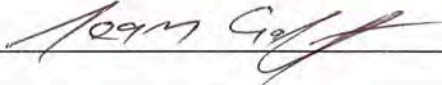
Time Over (3) Hours:

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	\$0.700
Mileage to Charge	\$0.00

DM Signature: 

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$ 250.00

RECEIVED
07-07-2025

Project: Birthday party

Date: 6/25/25 / Refund date: 7/7/2025

Payable To: Danielle Pellergrino

Reason: Clubhouse Rental Deposit Refund

Requestor: Frances Thomson (Clubhouse Manager)

Directions for Check:

Danielle pellergrino
12524 Jillian Circle
Hudson, Fla 34669
(727) 403-0707

→ party Date: July 6th 2025 ←

DIGITAL SOUTH COMMUNICATIONS, INC.

1150 Kapp Drive
Clearwater, FL 33765
+17274412700
accounting@digitalsouth.com
www.digitalsouth.com

Invoice

BILL TO
Accounts Payable
The Verandahs Community
Development Group
5844 Old Pasco Road
Suite 100
Wesley Chapel, FL 33544-4025
United States

SHIP TO
12375 Chenwood Ave
Hudson, Florida 34669
United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
593525647	07/01/2025	\$41.60	07/22/2025	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

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-64-COMMUNICATIONS_SERVICE_TAX Communications Service Tax	1	2.65	2.65
	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	3.99	3.99
	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	41.60
TAX	0.00
TOTAL	41.60
BALANCE DUE	\$41.60

RECEIVED
07-01-2025



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

Invoice

Date	Invoice #
7/9/2025	35329

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
		Due on receipt	CJ

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
PM Quarterly	Preventative Maintenance - adjusted, tightened, tested, lubricated and cleaned Fitness Equipment as needed				185.00	185.00

RECEIVED
07-09-2025

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



THE VERANDAHS COMMUNITY Account Number:
DEVELO 727-856-7773-073119-5

Billing Date:
Jun 25, 2025

Billing Period:
Jun 25 - Jul 24, 2025

Hi THE VERANDAHS COMMUNITY DEVELO,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$169.98
Payment received by Jun 25, thank you	-\$169.98

Service summary

	Previous month	Current month
Internet	\$169.98	↑\$176.98
Total services	\$169.98	\$176.98
Total balance		\$176.98

Total balance

\$176.98

Auto Pay is scheduled
Jul 21

RECEIVED
 06-27-2025

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

6790 0107 NO RP 25 06262025 NNNNNNNN 01 992616

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

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



THE VERANDAHS COMMUNITY Account Number:
DEVELO 727-856-7773-073119-5

Billing Date:
Jun 25, 2025
Billing Period:
Jun 25 – Jul 24, 2025



WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
Auto Pay at frontier.com/autopay



Download the
MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

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.

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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.



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Internet

Monthly Charges

06.25-07.24	Business Fiber Internet 500	\$74.99
	1 Usable Static IP Address	\$19.99
	Auto Pay Discount	-\$5.00
	Wi-Fi Secure LT-VB	\$87.00
Internet Total		\$176.98

Total current month charges

\$176.98

NOTICE OF RATE INCREASE...

Effective with your next bill, your Static IP product will increase to \$25.00 per month, per line. Questions? Please contact customer service.

NOTICE OF RATE INCREASE...

Effective with this bill, your Frontier Wi-Fi Secure LT service has increased by \$7.00 per month, per line. Questions? Please contact customer service.

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BE YOUR
TECH SUPPORT**

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need without the overhead. Frontier Premium Tech Pro.

business.frontier.com



THE VERANDAHS COMMUNITY Account Number:
DEVELO **727-856-7773-073119-5**

Billing Date:
Jun 25, 2025

Billing Period:
Jun 25 - Jul 24, 2025



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

✉ cddinvoice@rizzetta.com

INVOICE	#11644
SERVICE DATE	Jul 14, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Jul 15, 2025
AMOUNT DUE	\$274.00

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
Service Call / Diagnostic - COMMERCIAL DIAGNOSE / Water Leaking	1.0	\$149.00	\$149.00
<p>At Johnny Cool Incorporated, we charge a commercial diagnostic fee to ensure we can provide the highest level of service when addressing HVAC issues at your business. Here's why this fee is structured the way it is:</p> <ol style="list-style-type: none">1. Certified N.A.T.E. Technicians Commercial HVAC systems require specialized expertise. Our technicians are N.A.T.E. (North American Technician Excellence) certified, meaning they are among the best in the industry, with advanced training to diagnose and repair complex commercial systems. The fee reflects the premium service you receive from highly qualified professionals.2. Immediate Priority Service Commercial businesses often operate on tight schedules, and downtime caused by HVAC issues can disrupt operations. We prioritize our commercial customers to minimize any inconvenience, ensuring your equipment is inspected and diagnosed as quickly as possible.3. Complexity of Commercial Systems Unlike residential systems, commercial HVAC systems are often larger, more complex, and distributed across different areas, such as rooftops or mechanical rooms. This adds to the time, effort, and expertise required to accurately diagnose the problem.4. Challenges of Equipment Location Accessing commercial HVAC equipment often involves working in challenging environments, such as rooftops, high ceilings, or confined mechanical spaces. These conditions require additional safety precautions, tools, and effort, all of which are accounted for in the diagnostic fee.5. Transparency and Quality By charging a commercial diagnostic fee, we ensure fairness and transparency. This fee allows us to maintain top-quality service without inflating repair costs or hiding charges elsewhere. <p>Unit 1 overflowing the evaporator pan due to clogged up drainline. Evaporate pan full of sludge which prevented the float switch from triggering. we vacuumed out, cleared the drain channels with brazing rod and blew out the condensate line with nitrogen. Also flushed line with hot water to help remove more debris and strapped up drainline better for more pitch to the outside. System cooling and draining properly after clearing the drain. Recommend at the minimum a yearly service done to help prevent issues like this in the future.</p> <p>Condenser fan motor: 1.11/1.40 Compressor: 10.7/17.9; not drawing LRA on startup. R-72° S-53° 19° delta T</p>			
Purge drain with nitrogen(unit 1)	1.0	\$125.00	\$125.00
<p>Technician cuts open the primary at the air handler then attaching the proper apparatus to blow out drain and any sediment that has built up that a shop vac or hose flush could not remove.</p>			

Subtotal	\$274.00
<hr/>	
Job Total	\$274.00
Amount Due	\$274.00

RECEIVED
07-15-2025

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.

See our [Terms & Conditions](#)

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

RECEIVED
07-23-2025

Amount: \$ 250.00

Project: Birthday party

Date: 7/9/25 **Refund Date:** 7/23/2025

Payable To: Kaelyn Barabas

Reason: Clubhouse Rental Deposit Refund

Requestor: Frances Thomson (Clubhouse Manager)

Directions for Check:

Kaelyn Barabas

12609 Jillian Circle

Hudson, Fla 34669

727-744-1501

party date: July 19th, 2025



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 0 1
05-46125

VERANDAHS CDD

Service Address: **12375 CHENWOOD AVENUE**

Bill Number: 22539983

Billing Date: 6/13/2025

Billing Period: 4/22/2025 to 5/22/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1004775	01380112
Please use the 15-digit number below when making a payment through your bank	
100477501380112	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	18021429	4/22/2025	67	5/22/2025	68	30	1

Usage History

	Water
May 2025	1
April 2025	1
March 2025	1
February 2025	1
January 2025	1
December 2024	1
November 2024	1
October 2024	1
September 2024	2
August 2024	2
July 2024	2
June 2024	1

Transactions

Previous Bill	82.10
Payment 06/02/25	-82.10 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	21.56
Water Tier 1	1.0 Thousand Gals X \$2.10 2.10
Sewer	
Sewer Base Charge	51.50
Sewer Charges	1.0 Thousand Gals X \$6.94 6.94
Total Current Transactions	82.10

TOTAL BALANCE DUE \$82.10

RECEIVED
06/16/2025

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1004775
Customer # 01380112
Balance Forward 0.00
Current Transactions 82.10

Total Balance Due \$82.10
Due Date 6/30/2025

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

**The Total Due will be electronically
transferred on 06/30/2025.**

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

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
The Verandahs CDD
C/o Rizzetta & Company
3434 Colwell Ave, Ste 200
Tampa, FL 33614

Ship to
The Verandahs CDD
C/o Rizzetta & Company
3434 Colwell Ave, Ste 200
Tampa, FL 33614

Invoice details
Invoice no.: 30516
Terms: Due on receipt
Invoice date: 07/01/2025
Due date: 07/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Monthly Grounds Maintenance Services:			
2.		Grounds Maintenance Services	General Landscape Maintenance	1	\$7,962.50	\$7,962.50
3.		Grounds Maintenance Services	Fertilization	1	\$1,237.50	\$1,237.50
4.		Grounds Maintenance Services	Pest Control	1	\$500.00	\$500.00
5.		Grounds Maintenance Services	Irrigation	1	\$650.00	\$650.00
Total						\$10,350.00

RECEIVED
07-01-2025

INVOICE

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Tampa, FL 33614

Ship to
The Verandahs CDD
C/o Rizzetta & Company
3434 Colwell Ave, Ste 200
Tampa, FL 33614

Invoice details
Invoice no.: 30686
Terms: Due on receipt
Invoice date: 07/14/2025
Due date: 07/14/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Landscape Enhancement: Scope of work: *Landscape Enhancement for the center entry island. *Install (15) 1-gallon Blue My Mind Blue Daze. *Includes labor and materials.	1	\$240.00	\$240.00

Total **\$240.00**

RECEIVED
07-14-2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to

The Verandahs CDD
C/o Rizzetta & Company
3434 Colwell Ave, Ste 200
Tampa, FL 33614

Ship to

The Verandahs CDD
C/o Rizzetta & Company
3434 Colwell Ave, Ste 200
Tampa, FL 33614

Invoice details

Invoice no.: 30687
Terms: Due on receipt
Invoice date: 07/14/2025
Due date: 07/14/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Sod Replacement: Landscape Enhancement for: *Walkway at Pool Entry- Amenities Center. *Saulston Place- curb strip, dog station and small area along pond side of walkway. Scope of work: *Prep and install (100) sf of sod along walkway at pool entry. *Prep and install (1,400) sf of sod on curb strip , dog station and small areas on pond side of walkway along Saulston Place. *Includes all labor, materials, and dump fees.	1	\$3,375.00	\$3,375.00

Total

\$3,375.00

RECEIVED
07-14-2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
The Verandahs CDD
C/o Rizzetta & Company
3434 Colwell Ave, Ste 200
Tampa, FL 33614

Ship to
The Verandahs CDD
C/o Rizzetta & Company
3434 Colwell Ave, Ste 200
Tampa, FL 33614

Invoice details
Invoice no.: 30718
Terms: Due on receipt
Invoice date: 07/16/2025
Due date: 07/16/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 6.25.25 *Main line repairs			
2.		Sales	3" Coupling	1	\$6.50	\$6.50
3.		Sales	3"-45	1	\$18.18	\$18.18
4.		Sales	3" Slip Fix	1	\$75.00	\$75.00
5.		Sales	3" PVC Pipe	4	\$2.50	\$10.00
6.		Sales	Labor-Technician-Tracking	16	\$65.00	\$1,040.00

Total **\$1,149.68**

RECEIVED
07-16-2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
The Verandahs CDD
C/o Rizzetta & Company
3434 Colwell Ave, Ste 200
Tampa, FL 33614

Ship to
The Verandahs CDD
C/o Rizzetta & Company
3434 Colwell Ave, Ste 200
Tampa, FL 33614

Invoice details
Invoice no.: 30728
Terms: Due on receipt
Invoice date: 07/16/2025
Due date: 07/16/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 6.26.25 Timer 1 *Repairs on zones 16,19 & 20.			
2.		Sales	4" Spray head	1	\$14.38	\$14.38
3.		Sales	4" Rotor	2	\$25.00	\$50.00
4.		Sales	Labor-Technician	0.5	\$65.00	\$32.50
Total						\$96.88

RECEIVED
07-16-2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
The Verandahs CDD
C/o Rizzetta & Company
3434 Colwell Ave, Ste 200
Tampa, FL 33614

Ship to
The Verandahs CDD
C/o Rizzetta & Company
3434 Colwell Ave, Ste 200
Tampa, FL 33614

Invoice details
Invoice no.: 30732
Terms: Due on receipt
Invoice date: 07/16/2025
Due date: 07/16/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 6.24.25 Clubhouse Timer *Repairs on zones 1,10,12 & 19.			
2.		Sales	6" Spray head	1	\$21.56	\$21.56
3.		Sales	Drip Line	10	\$1.00	\$10.00
4.		Sales	1/8" Coupling	8	\$0.50	\$4.00
5.		Sales	1/2" Cap	1	\$1.00	\$1.00
6.		Sales	Nozzlw	17	\$2.88	\$48.96
7.		Sales	Labor-Technician	2	\$65.00	\$130.00

Total **\$215.52**

RECEIVED
07-16-2025

INVOICE

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Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
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C/o Rizzetta & Company
3434 Colwell Ave, Ste 200
Tampa, FL 33614

Ship to
The Verandahs CDD
C/o Rizzetta & Company
3434 Colwell Ave, Ste 200
Tampa, FL 33614

Invoice details
Invoice no.: 30766
Terms: Due on receipt
Invoice date: 07/18/2025
Due date: 07/18/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Additional Mulching: Scope of Work: *Installation of mini pine bark at the Clubhouse and Pool areas. *Includes materials , delivery, tax and installation.	1	\$3,000.00	\$3,000.00

Total \$3,000.00

RECEIVED
07-18-2025

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

Invoice

Date	Invoice #
7/2/2025	INV0000100469

Bill To:

VERANDAHS CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,441.17	\$1,441.17
Administrative Services	1.00	\$321.33	\$321.33
Financial & Revenue Collections	1.00	\$410.67	\$410.67
Landscape Consulting Services	1.00	\$925.00	\$925.00
Management Services	1.00	\$1,785.33	\$1,785.33
Website Compliance & Management	1.00	\$105.00	\$105.00
		Subtotal	\$4,988.50
		Total	\$4,988.50

RECEIVED
06-27-2025

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

Invoice

Date	Invoice #
7/3/2025	INV0000100579

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
7/1/2025	INV0000100641

Bill To:

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

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

Description	Qty	Rate	Amount
Cell Phone	50.00	\$1.00	\$50.00
Subtotal			\$50.00
Total			\$50.00

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

Invoice

Date	Invoice #
7/18/2025	INV0000100695

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,358.08	\$1,358.08
<div>RECEIVED 07-17-2025</div>	Subtotal		\$1,358.08
	Total		\$1,358.08



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: PSI181713
Invoice Date: 7/1/2025

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 7/1/2025
Due Date 7/31/2025
Terms Net 30

Customer ID 13825
P.O. Number
P.O. Date 7/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,380.00	1,380.00
July Billing					
7/1/2025 - 7/31/2025					
The Verandahs CDD - LAKE ALL					

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,380.00



Subtotal: 1,380.00
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 1,380.00

INVOICE

Suncoast Sparkling Cleaning Service

10631 Pearl Berry Loop
Land O Lakes, FL 34638
p-727-967-7992 f-813-527-6613
suncoastsparklingcleaning@gmail.com

INVOICE NO. 465
DATE June 30, 2025
FOR: June Cleanings

TO:

Verandahs CDD

C/O Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
813-933-5571

DESCRIPTION	RATE	SUBTOTAL	AMOUNT
June Cleanings – Verandahs Clubhouse	\$ 375.00 p/ month		
6/2/2025			
6/9/2025			
6/16/2025			
6/23/2025			
6/30/2025			
		\$ 375.00	
		TOTAL DUE	\$ 375.00

Make all checks payable to: ***Suncoast Sparkling Cleaning Service***

Total due within 15 days of invoice date.

THANK YOU FOR YOUR BUSINESS!

RECEIVED
06-30-2025

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01317P

Date 07/04/2025

Attn:
The Verandahs CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01317P

\$140.00

Notice of Public Hearing

RE: The Verandahs Board of Supervisors Meeting on August 6, 2025

Published: 7/4/2025, 7/11/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$140.00

Payment is expected within 30 days of the
first publication date of your notice.

RECEIVED
07-03-2025

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of The Verandahs Community Development District

The Board of Supervisors (the "Board") of The Verandahs Community Development District (the "District") will hold a public hearing and a meeting on August 5, 2025, at 6:30 p.m. at The Verandahs Amenity Center, located at 12375 Chenwood Avenue, Hudson, Florida 34669.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.theverandahsccd.org, or may be obtained by contacting the District Manager's office via email at scraft@rizzetta.com or via phone at (813) 994-1001.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Sean Craft

District Manager

July 4, 11, 2025

25-01317P

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Serial Number
25-01317P

Business Observer

Published Weekly
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of The Verandahs Board of Supervisors Meeting on August 5, 2025

in the Court, was published in said newspaper by print in the

issues of 7/4/2025, 7/11/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

RECEIVED
JUL 14 2025

BY:

**Notice of Public Hearing and Board of Supervisors Meeting of
The Verandahs Community Development District**

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Sean Craft
District Manager
July 4, 11, 2025

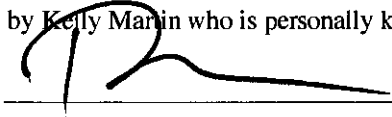
25-01317P


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

11th day of July, 2025 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.: HH277515
Expires: Aug. 23, 2026
Notary Public - State of Florida



CC063025-266

0 THE VERANDAHS CDD 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$9,807.00
Statement Closing Date	June 30, 2025
Days in Billing Cycle	30
Previous Balance	\$0.00
Payments & Credits	\$0.00
Purchases & Other Charges	\$178.07
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$178.07

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	\$178.07
Minimum Payment Due	\$178.07
Payment Due Date	July 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
		MICHELLE WHITE		\$0.00
		FRANCES THOMSON		\$178.07
06/01	06/01	55432864R6382G4LN	AMAZON PRIME*N64OM2OB1 AMZN.COM/BILL WA MCC: 5968 MERCHANT ZIP:	14.99
06/02	06/02	82305094TEHNP16RX	AMAZON MARK* N69821T61 SEATTLE WA MCC: 5999 MERCHANT ZIP:	95.77
06/04	06/04	82305094VEHMOV8AVW	AMAZON RETA* N67129HK1 SEATTLE WA MCC: 5331 MERCHANT ZIP:	17.42
06/12	06/12	823050953EHMMPFR2	AMAZON RETA* NH5QY9770 SEATTLE WA MCC: 5331 MERCHANT ZIP:	32.26
06/16	06/16	823050957EHMVAEZW	AMAZON MARK* NA40A3541 SEATTLE WA MCC: 5999 MERCHANT ZIP:	10.98
06/22	06/22	55483825E0AQFT02R	WAL-MART #5266 HUDSON FL MCC: 5411 MERCHANT ZIP: 34667	6.65

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Payment Due Date	July 25, 2025
New Balance	\$178.07
Minimum Payment Due	\$178.07
Past Due Amount	\$0.00

Amount Enclosed:

\$

Make Check
Payable to:

0 THE VERANDAHS CDD 0
THE VERANDAHS COMMUNITY DEVELOPMEN
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

IMPORTANT ACCOUNT INFORMATION

\$0 - \$178.07 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 07/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$0.00	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$0.45	\$0-\$500,000 = 0.25%
New Cashback Balance	\$0.45	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	30	\$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing.

See the table below:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988 .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

The Verandahs CDD
Crdit Card - F. Thomson
Closing Date
Payment Date

30-Jun-25
25-Jul-25

All Expenditures must be supported by receipts in order to be eligible for reimbursement.
Attach all receipts to this form.

				Parks & Recreation	Parks & Recreation
Date	Vendor Name	Description	Amount		
6/1/2025	Amazon Prime	Monthly Subscription	14.99		14.99
6/2/2025	Amazon	Supplies	95.77	95.77	
6/4/2025	Amazon	Supplies	17.42	17.42	
6/12/2025	Amazon	Supplies	32.26	32.26	
6/16/2025	Amazon	Supplies	10.98	10.98	
6/22/2025	Walmart	Supplies	6.65	6.65	
	TOTAL		\$ 178.07	163.08	14.99
				57200-4619	57200-4704


Details for Order # D01-4313349-3737820
[Print this page for your records.](#)

Amazon.com order number: D01-4313349-3737820
Order Total: \$14.99

Digital Order: June 1, 2025	
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
 Mastercard	Total Before Tax:	\$14.99
ending in 0442	Tax Collected:	\$0.00
Billing address	Grand Total:	\$14.99
Frances Thomson		
12405 PARCHMENT		
DR		
HUDSON, FL 34667-		
2572		
United States		
6314130944		

[Return to the Order Summary.](#)
Please note: This is not a VAT invoice.

Product ID: 00000000000000000000

English United States

[Help](#)

Details for Order #111-6113672-4374637

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

Order Placed: June 1, 2025
Amazon.com order number: 111-6113672-4374637
Order Total: \$95.77

Not Yet Shipped

Items Ordered		Price
2 of: <i>Glade PlugIns Refills Air Freshener, Scented and Essential Oils for Home and Bathroom, Cashmere Woods, 6.7 Fl Oz, 10 Count (Packaging May Vary)</i>		\$21.40
Sold by: Amazon.com Services, Inc		
Supplied by: Other		
Condition: New		
1 of: <i>mylacerhome 2 Pack Square Table Cloth 60X60 Inch Black Washable Fabric Tablecloth Polyester Solid Dining Table Cover for Birthday Party Dinner Holiday Outdoor Indoor</i>		\$19.99
Sold by: Ethomes (seller profile)		
Supplied by: Other		
Condition: New		
1 of: <i>Flojery 2 Packs Faux Flowers in vase,Fake Flowers with Vase, Artificial Silk Roses in Vase, Artificial Flowers in Vase, Faux Flower Arrangement with Vase for Farmhouse (White with vase)</i>		\$25.99
Sold by: Flojery (seller profile)		
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: Mastercard ending in 0442	Item(s) Subtotal:	\$88.78
	Shipping & Handling:	\$6.99
Billing address Frances Thomson 12405 PARCHMENT DR HUDSON, FL 34667-2572 United States	Total before tax:	\$95.77
	Estimated tax to be collected:	\$0.00
	Grand Total:	\$95.77

To view the status of your order, return to Order Summary.

Details for Order #112-4473892-7325843

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

Order Placed: June 3, 2025
Amazon.com order number: 112-4473892-7325843
Order Total: \$17.42

Not Yet Shipped

Items Ordered
2 of: *Paper Mate Profile Mech Mechanical Pencil 0.7mm #2 Pencil Lead Great for Office Supplies Classroom Supplies Drawing Pencils Sketching Pencils Black 12 Count* **Price**
\$8.71
Sold by: Amazon.com Services, Inc
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: Mastercard ending in 0442	Item(s) Subtotal:	\$17.42
	Shipping & Handling:	\$0.00

Billing address Frances Thomson 12405 PARCHMENT DR HUDSON, FL 34667-2572 United States	Total before tax:	\$17.42
	Estimated tax to be collected:	\$0.00

	Grand Total:	\$17.42

To view the status of your order, return to Order Summary.

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English United States

[Help](#)

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Details for Order #111-7453584-0712220

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

Order Placed: June 11, 2025
Amazon.com order number: 111-7453584-0712220
Order Total: \$32.26

Not Yet Shipped

Items Ordered
1 of: Nestle Coffee mate Coffee Creamer, Original, Liquid Creamer Singles, Non Dairy, No Refrigeration, 0.375 fl oz Tubs (Pack of 360) **Price** \$32.26
Sold by: Amazon.com Services, Inc
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:
Mastercard ending in 0442

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

Item(s) Subtotal:	\$32.26
Shipping & Handling:	\$0.00

Total before tax:	\$32.26
Estimated tax to be collected:	\$0.00

Grand Total:	\$32.26

To view the status of your order, return to Order Summary.

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Back to top

EnglishUnited StatesHelp

Details for Order #112-6084354-9180228

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

Order Placed: June 14, 2025
Amazon.com order number: 112-6084354-9180228
Order Total: \$10.98

Not Yet Shipped

Items Ordered	Price
1 of: <i>Lumspax Small White Board for Wall, 12" x 8" Mini Dry Erase Board with Plastic Frame, Hanging Whiteboard for Kitchen Planner, Memo, Office</i>	\$5.99
Sold by: Lumspax (seller profile)	
Supplied by: Other	
Condition: New	
1 of: <i>Scaups 20PCS Suction Cup Hooks, 2.5Inch, 1.77Inch, 1Inch Suction Cups with Metal Hooks Removable, Window for Kitchen</i>	\$4.99
Sold by: Scaups (seller profile)	
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: Mastercard ending in 0442	Item(s) Subtotal:	\$10.98
	Shipping & Handling:	\$0.00

Billing address Frances Thomson 12405 PARCHMENT DR HUDSON, FL 34667-2572 United States	Total before tax:	\$10.98
	Estimated tax to be collected:	\$0.00

	Grand Total:	\$10.98

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

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Walmart *

WM Supercenter
727-861-0040 Mgr. AARON
12610 US HIGHWAY 19
HUDSON FL 34667

ST# 05266 OP# 009047 TE# 47 TR# 02687

* TAX EXEMPT SALE *

FABPEACH56 827854020110 4.47 N
GV NS SPGE 4 078742364230 2.18 N
Tax ID: 858013677163C3

GOVERNMENT
GOVERNMENT, LOCAL

\$6.65

Single Purchase Exemption
Consumer's Certificate of Exemption
DR-14

Issued Pursuant to Chapter 212,
Florida Status
Certificate Number: 858013677163C3
Expiration Date: 2026-12-31

This Certifies that:
VERANDAHS COMMUNITY DEVELOPMENT
DISTRICT

5844 OLD PASCO RD STE 100
WESLEY CHAPEL FL 33544
is exempt from the payment of Florida
sales and use tax on real property
rented, transient rental property
rented, tangible personal property
purchased or rented, or services
purchased.

Authorized Signature:

Aaron

* TAX EXEMPT SALE *

06/22/25 15:48:48

Withlacoochee River Electric Services

The Verandahs CDD

Summary Electric 06/25

Account #	Amount	Bill Date	Due Date	Service Address	GL Code	Object Code
1573431	\$ 524.65	6/19/2025	7/11/2025	Public Lighting	53100	4307
1573432	\$ 3,281.31	6/19/2025	7/11/2025	Public Lighting	53100	4307
1573433	\$ 42.53	6/19/2025	7/11/2025	12013 Chenwood Ave -Sign	53100	4301
2026777	\$ 42.64	6/19/2025	7/11/2025	12414 Southbridge Ter	53100	4301
2095489	\$ 235.66	6/19/2025	7/11/2025	12375 Chenwood Ave - Clubhouse	53100	4304

Total	\$4,126.79
-------	-------------------

Total by Code	4301	\$ 85.17	Utility Services
	4304	\$ 235.66	Recreational Facility
	4307	\$ 3,805.96	Area Lighting

Grand Total	\$ 4,126.79
-------------	--------------------



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 **06/19/2025**
Amount Due **524.65**
Current Charges Due **07/11/2025**

District Office Serving You
Bayonet Point

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information
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.



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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 524.65
Payment 524.65CR
Balance Forward 0.00

Light Energy Charge	30.83
Light Support Charge	28.54
Light Maintenance Charge	80.72
Light Fixture Charge	99.11
Light Fuel Adj 1,173 KWH @ 0.04400	51.61
Poles (QTY 22)	231.00
FL Gross Receipts Tax	2.84

Total Current Charges 524.65
Total Due E.F.T. 524.65

RECEIVED
06-20-2025

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

DO NOT PAY
Total amount will be electronically transferred on or after 07/03/2025.



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: 06/19/2025

District: BP13

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

Electronic Funds Transfer on or after	07/03/2025
TOTAL CHARGES DUE	524.65
DO NOT PAY	

000157343100005246500005246502



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 **06/19/2025**
Amount Due **3,281.31**
Current Charges Due **07/11/2025**

District Office Serving You
Bayonet Point

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information
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.



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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 3,281.31
Payment 3,281.31CR
Balance Forward 0.00

Light Energy Charge	264.40
Light Support Charge	227.05
Light Maintenance Charge	413.25
Light Fixture Charge	506.31
Light Fuel Adj 9,334 KWH @ 0.04400	410.69
Poles (QTY 141)	1,436.50
FL Gross Receipts Tax	23.11

Total Current Charges 3,281.31
Total Due E.F.T. 3,281.31

RECEIVED
06-20-2025

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	150 13	212 2	305 83	455 46	910 8
	205 2	220 1	306 1	456 1	960 133

DO NOT PAY
Total amount will be electronically transferred on or after 07/03/2025.



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: 06/19/2025

District: BP13

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	07/03/2025
TOTAL CHARGES DUE	3,281.31
DO NOT PAY	

000157343200032813100032813100



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 **06/19/2025**
Amount Due **42.53**
Current Charges Due **07/11/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	1
May 2025	30	1
Jun 2024	33	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.



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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/15	06/16		12664				22

Previous Balance 42.42
Payment 42.42CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 22 KWH @ 0.06090 1.34
Fuel Adjustment 22 KWH @ 0.04400 0.97
FL Gross Receipts Tax 1.06

Total Current Charges 42.53
Total Due E.F.T. 42.53

RECEIVED
06-20-2025



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: 06/19/2025

District: BP13

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	07/03/2025
TOTAL CHARGES DUE	42.53
DO NOT PAY	

000157343300000425300000425306



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 **06/19/2025**
Amount Due **42.64**
Current Charges Due **07/11/2025**

District Office Serving You
Bayonet Point

Service Address **12414 SOUTHBRIDGE TER**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/15	1626	06/16	1649				23

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	1
May 2025	30	1
Jun 2024	33	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.



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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **42.32**
Payment **42.32CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 23 KWH @ 0.06090 **1.40**
Fuel Adjustment 23 KWH @ 0.04400 **1.01**
FL Gross Receipts Tax **1.07**

Total Current Charges **42.64**
Total Due **E.F.T. 42.64**

RECEIVED
06-20-2025



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: 06/19/2025

District: BP13

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **07/03/2025**
TOTAL CHARGES DUE 42.64
DO NOT PAY

000202677700000426400000426402



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 **06/19/2025**
Amount Due **235.66**
Current Charges Due **07/11/2025**

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						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/15	85382	06/16	87199				1817

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	57
May 2025	30	47
Jun 2024	33	61

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. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 192.94
Payment 192.94CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,817 KWH @ 0.06090 110.66
Fuel Adjustment 1,817 KWH @ 0.04400 79.95
FL Gross Receipts Tax 5.89

Total Current Charges 235.66
Total Due E.F.T. 235.66

RECEIVED
06-20-2025

DO NOT PAY

Total amount will be electronically transferred on or after 07/03/2025.



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: 06/19/2025

District: BP13

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 07/03/2025
TOTAL CHARGES DUE 235.66
DO NOT PAY

000209548900002356600002356609