The Verandahs
Community Development District

Board of Supervisors Meeting
October 7, 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” Hopkinson	Straley Robin & Vericker
District Engineer	Giacomo Licari	Dewberry Engineering, Inc.

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

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

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

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

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

September 29, 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, October 7, 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

4. BUSINESS ITEMS

A. Ratification of FY 2025-2026 EGIS Insurance Renewal ....Tab 11

B. Consideration of Fourth Addendum to Contract for Professional Amenity Services ....Tab 12

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on September 2, 2025 .... Tab 13

B. Consideration of Operation and Expenditures for August 2025 .... Tab 14

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

The Verandahs CDD
Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2025-09-03

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

Kevin Wilt, Service Manager

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

TABLE OF CONTENTS

210

Comments:

Normal growth observed

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

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

September 2025

September 2025

230

Comments:

Normal growth observed

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

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

September 2025

September 2025

220

Comments:

Normal growth observed

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

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

September 2025

September 2025

10

Comments:

Treatment in progress

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

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

September 2025

September 2025

20

Comments:

Site looks good

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

Action Required:

Routine maintenance next visit

Target:

September 2025

September 2025

30

Comments:

Treatment in progress

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

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

September 2025

September 2025

Site: F50

Comments:

Normal growth observed

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

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

September 2025

September 2025

Site: F70

Comments:

Treatment in progress

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

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

September 2025

September 2025

Site: 60

Comments:

Normal growth observed

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

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

September 2025

September 2025

Site: 40

Comments:

Normal growth observed

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

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

September 2025

September 2025

Management Summary

The sites in this month's inspection continue to look good. All of the ponds had minor shoreline weed growth water level is getting back to normal. Sites 10 ,30 were the only ponds with submersed weed issues.

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

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

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

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

Feel free to reach out with any questions or concerns: Kyle.wilson@solitudelake.com

Thanks for choosing Solitude Lake Management!

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

SŌLITUDE LAKE MANAGEMENT A Rentokil Steritech Company

The Verandahs CDD
Hudson, FL

1-888-480-5253

NPM 04/2022

Tab 2

THE VERANDAHS

LANDSCAPE INPECTION REPORT

September 04, 2025
Rizzetta & Company
Amiee Brodeen – Landscape Specialist
Landscape Inspection Services

Rizzetta & Company
Professionals in Community Management

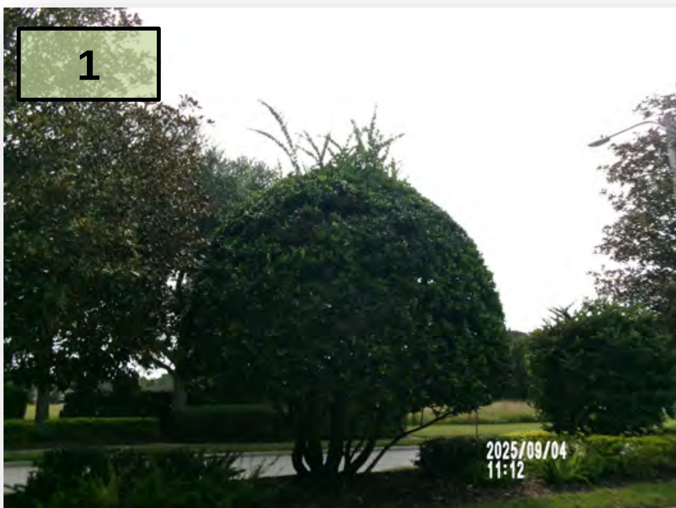
Summary, Chenwood Ave

General Updates, Recent & Upcoming Maintenance Events

- Redtree to provide an update on the dead turf square footage in the district. The areas should include; Saulstone Place, Chenwood Ave, and the corner of Royston Bend.
- Improve the detail throughout the main entrance removing vines and weeds from the plant material and trimming the shrubs thoroughly.

The following are action items for Juniper Landscaping 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. Orange indicates a task to be completed by Staff and **BOLD, underlined black** indicates a question or update for the BOS.

1. The ligustrums have been sheared, but the tops were not pruned. Please have this completed on the next visit, as they currently look unfinished. (Pic 1)



2. At the front entrance gate, there are seven (7) jasmine minima plants that did not survive; 2 inside the gate and 5 outside the gate. Please replace these as soon as possible, as the dead plants remain in place and can be swapped out. I also made John aware of this issue during our recent drive-along. (2a>, 2b>)

3. While I do like the variety of annuals that were selected, I am noticing they are drying out and dying off. Please check the irrigation in this area before replacing them with the winter annual installation.

4. As a follow-up regarding the annuals, when can we expect the replacement plantings that were discussed at the last board meeting?

Rizzetta & Company
Professionals in Community Management

Chenwood Ave

5. The next six photos focus on the turf along Chenwood. Currently, the turf appears green mainly due to weedy growth. Once the warm-season weeds begin to die off, I am concerned that the turf will again become bare. I am requesting that RedTree have the prepared amount of square footage for the turf replacement at the next board meeting so we can move this forward. (Pic 5a, 5b, 5c, 5d, 5e, 5f)

Chenwood Ave, Luftburrow Ln, Pond 90

6. On the next detailing day, please have the crew touch up the backside of the viburnum shrubs along the west side of Chenwood, just north of the exit gates. (Pic 6)

7. RedTree – Please bring approximately two (2) bags of pine bark mulch to fill this lamp post ring, it is located on the west side of Chenwood just past the first speed hump. Additionally, have the crew redefine the ring and detail the area before installing the mulch. (Pic 7)

8. **<u>Board – I would like to discuss filling in the tree rings, throughout the pond area along Chenwood, with pine straw. This approach would be more cost-effective and help suppress the consistent weed growth. (Pic 8a>, 8b>)</u>**

9. In the Luftburrow and Chenwood area, I noticed a few anthills. Please treat this area, as it is a bus stop for children and I want to ensure they are not at risk of being bitten.

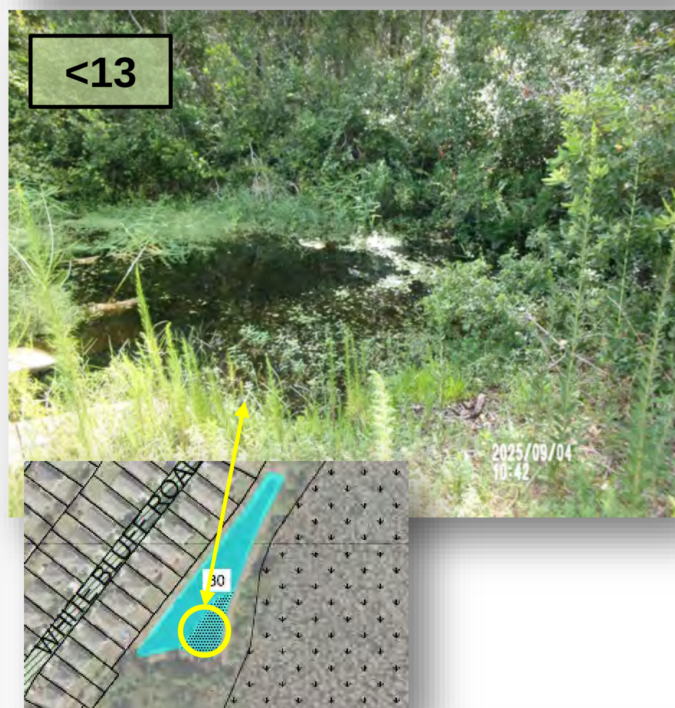
10. The turf along the backside of the residents' fences at the top of the slope is being scalped. Please ensure the crew raises the mower blades while passing through this area to prevent further damage. (Pic 10>)

11. Along Pond 90, grass clippings have fallen into the water. Please inform the crew to remove as much debris as possible, as these clippings can contribute to the buildup of pond scum. (Pic 11>)

Pond 80

12. Solitude – Around Pond 80, at the furthest northern tip, I am noticing an increase in trash debris, and grass stocks in the pond. It does not appear to be native pond plantings, can you confirm if plantings are intended here? (Pic 12>)

13. Solitude – Around Pond 80, there is an additional overflow pond attached to it. Please inspect this pond, as there appears to be overgrowth both in the water and along the pond bank, and it may be showing early signs of pond scum accumulation. If you require RedTree to trim the bank beforehand, please advise. (Pic 13>)



14. Southern tip of Pond 80, there is weedy grass material growing in the pond. Please confirm whether this is intended plant material or if it needs to be treated and removed. (Pic 14>)

Pond 160, White Bluff Rd, Pond 130

15. Around Pond 80, a Bald Cypress tree is exhibiting galls. I recommend collecting and destroying fallen galls in autumn or early spring, before the midges become active and lay eggs, to help reduce the number of galls in the following season. (Pic 15)

16. During my inspection, a resident brought to my attention the trash debris in the pond, as well as an area where the grapevine is encroaching into the common area, making it difficult to walk without being struck. I strongly recommend bringing High Trim on site to limb up the encroaching vegetation from the preserve into the common areas, especially near the northern area of Pond 80. (Pic 16)

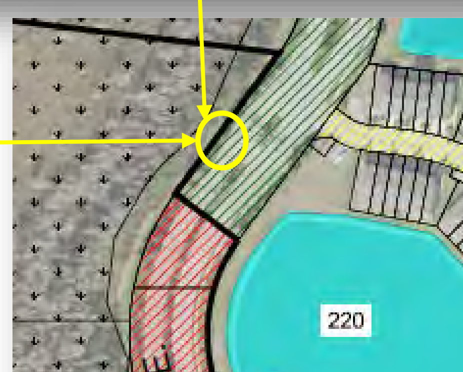
17. This is an inflow sewer drain that leads to Pond 90. During the next mowing event, please have a crew member use a line trimmer to clear the vegetation around the….

….drainage area, as it is too wet for a mower to safely complete the job. (Pic 17)

18. **Board and District Manager – I assume this may have already been noted, but there are two potholes at the exit of the property. While I drive an SUV, a smaller vehicle could sustain undercarriage damage or a blown tire. I recommend contacting Pasco County to have these repaired as soon as possible. (Pic 18)**

1. RedTree – In addition to ordering the replacement jasmine minima for the front gate, please provide a proposal for eight (8) 1-gallon jasmine minima to be installed in the bare areas on the northwest side of the inside gate. Please also include topping off the area with pine straw to help suppress weed growth while the new plantings establish. (Pic 1)

2. RedTree – Please provide a proposal to address this shrub area north of the gate, on the west side of Chenwood. I recommend removing the dead material from the existing shrubs and installing five (5) full 3-gallon Plumbago auriculata ‘Imperial Blue’ (Cape Leadwort) to fill in the bare spots. The proposal should also include topping off the area with pine bark mulch. (Pic 2a, 2b>)



Tab 3

THE VERANDAHS

LANDSCAPE INPECTION REPORT

September 04, 2025
Rizzetta & Company
Amiee Brodeen – Landscape Specialist
Landscape Inspection Services

Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintenance Events

- Redtree to provide an update on the dead turf square footage in the district. The areas should include; Saulstone Place, Chenwood Ave, and the corner of Royston Bend.
- Improve the detail throughout the main entrance removing vines and weeds from the plant material and trimming the shrubs thoroughly.

The following are action items for Juniper Landscaping 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. Orange indicates a task to be completed by Staff and **BOLD, underlined black** indicates a question or update for the BOS.

1. The ligustrums have been sheared, but the tops were not pruned. Please have this completed on the next visit, as they currently look unfinished. (Pic 1) **IN PROCESS**

2. At the front entrance gate, there are seven (7) jasmine minima plants that did not survive; 2 inside the gate and 5 outside the gate. Please replace these as soon as possible, as the dead plants remain in place and can be swapped out. I also made John aware of this issue during our recent drive-along. (2a>, 2b>) **INSTALLED 09.26.2025**

3. While I do like the variety of annuals that were selected, I am noticing they are drying out and dying off. Please check the irrigation in this area before replacing them with the winter annual installation. **CHECKED/ GETTING PROPER COVERAGE**

4. As a follow-up regarding the annuals, when can we expect the replacement plantings that were discussed at the last board meeting? **INSTALLED 09.26.2025**

5. The next six photos focus on the turf along Chenwood. Currently, the turf appears green mainly due to weedy growth. Once the warm-season weeds begin to die off, I am concerned that the turf will again become bare. I am requesting that RedTree have the prepared amount of square footage for the turf replacement at the next board meeting so we can move this forward. (Pic 5a, 5b, 5c, 5d, 5e, 5f) **SOD PROPOSAL SUBMITTED 09.26.2025**

Chenwood Ave, Luftburrow Ln, Pond 90

6. On the next detailing day, please have the crew touch up the backside of the viburnum shrubs along the west side of Chenwood, just north of the exit gates. (Pic 6) **COMPLETED**

7. RedTree – Please bring approximately two (2) bags of pine bark mulch to fill this lamp post ring, it is located on the west side of Chenwood just past the first speed hump. Additionally, have the crew redefine the ring and detail the area before installing the mulch. (Pic 7) **IN PROCESS**

8. **Board – I would like to discuss filling in the tree rings, throughout the pond area along Chenwood, with pine straw. This approach would be more cost-effective and help suppress the consistent weed growth. (Pic 8a>, 8b>) WAITING DECISION**

9. In the Luftburrow and Chenwood area, I noticed a few anthills. Please treat this area, as it is a bus stop for children and I want to ensure they are not at risk of being bitten. **TREATED DURING EVERY VISIT**

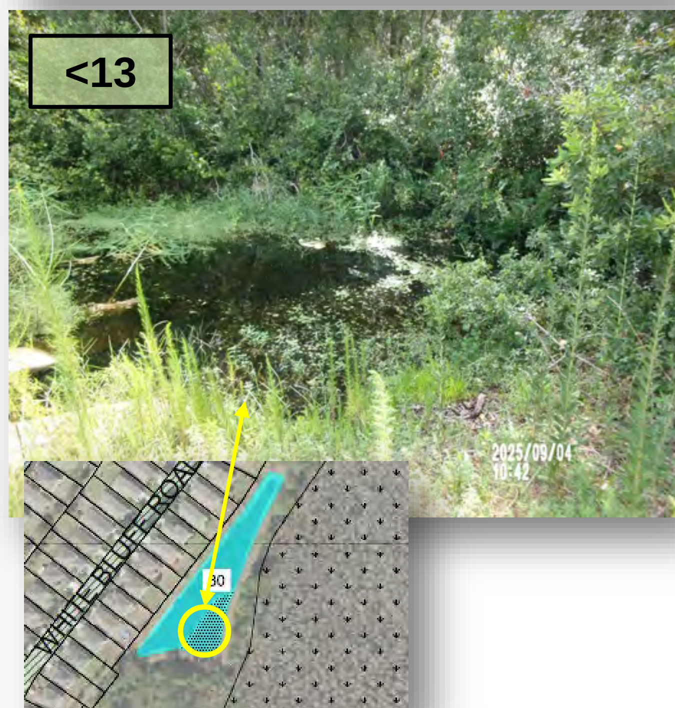
10. The turf along the backside of the residents' fences at the top of the slope is being scalped. Please ensure the crew raises the mower blades while passing through this area to prevent further damage. (Pic 10>) **WORK ORDER ISSUED**

11. Along Pond 90, grass clippings have fallen into the water. Please inform the crew to remove as much debris as possible, as these clippings can contribute to the buildup of pond scum. (Pic 11>) **REMOVED AS MUCH AS POSSIBLE**

Pond 80

12. Solitude – Around Pond 80, at the furthest northern tip, I am noticing an increase in trash debris, and grass stocks in the pond. It does not appear to be native pond plantings, can you confirm if plantings are intended here? (Pic 12>) **NOT FROM REDTREE**

13. Solitude – Around Pond 80, there is an additional overflow pond attached to it. Please inspect this pond, as there appears to be overgrowth both in the water and along the pond bank, and it may be showing early signs of pond scum accumulation. If you require RedTree to trim the bank beforehand, please advise. (Pic 13>) **NOT A REDTREE ISSUE**



14. Southern tip of Pond 80, there is weedy grass material growing in the pond. Please confirm whether this is intended plant material or if it needs to be treated and removed. (Pic 14>) **POND AQUATIC ISSUE**

15. Around Pond 80, a Bald Cypress tree is exhibiting galls. I recommend collecting and destroying fallen galls in autumn or early spring, before the midges become active and lay eggs, to help reduce the number of galls in the following season. (Pic 15) **NOT REDTREE ISSUE**

15

16. During my inspection, a resident brought to my attention the trash debris in the pond, as well as an area where the grapevine is encroaching into the common area, making it difficult to walk without being struck. I strongly recommend bringing High Trim on site to limb up the encroaching vegetation from the preserve into the common areas, especially near the northern area of Pond 80. (Pic 16)**NOT REDTREE ISSUE**

16

17. This is an inflow sewer drain that leads to Pond 90. During the next mowing event, please have a crew member use a line trimmer to clear the vegetation around the **IN PROCESS.** ….drainage area, as it is too wet for a mower to safely complete the job. (Pic 17) **NOTED**

17

18. **Board and District Manager – I assume this may have already been noted, but there are two potholes at the exit of the property. While I drive an SUV, a smaller vehicle could sustain undercarriage damage or a blown tire. I recommend contacting Pasco County to have these repaired as soon as possible. (Pic 18)**
NOT REDTREE ISSUE

18

PROPOSALS

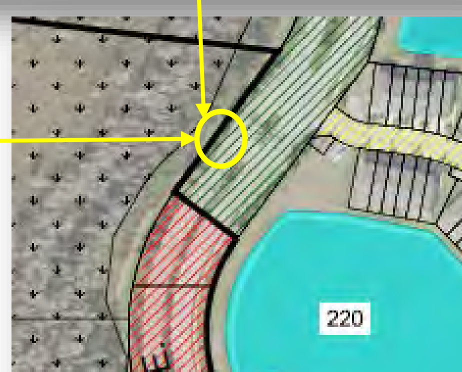
1. RedTree – In addition to ordering the replacement jasmine minima for the front gate, please provide a proposal for eight (8) 1-gallon jasmine minima to be installed in the bare areas on the northwest side of the inside gate. Please also include topping off the area with pine straw to help suppress weed growth while the new plantings establish. (Pic 1)
   PROPOSALS SENT 09.26.2025

1

2. RedTree – Please provide a proposal to address this shrub area north of the gate, on the west side of Chenwood. I recommend removing the dead material from the existing shrubs and installing five (5) full 3-gallon Plumbago auriculata ‘Imperial Blue’ (Cape Leadwort) to fill in the bare spots. The proposal should also include topping off the area with pine bark mulch. (Pic 2a, 2b>)
   PROPOSALS SENT 09.26.2025

2b

2a



Tab 4

redtree Landscape Systems

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September 2025 Inspection

Date: Sep 26, 2025 11:30 am
Inspector: Mike Bernett

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 Sep 26, 2025	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	Every day of the week
Program D	

Notes
Minor adjustments made; no issues found

	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	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	1									
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 Lufburrow Lane	Pass										
13	S- Luftburrow to Southbridge Terrace,	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	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	Fail	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										

redtree
Landscape Systems

***
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September 2025 inspection

Date: Sep 26, 2025 1:40 pm
Inspector: Mike Bernett

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

Controller	
Name	Controller 2
Location	12418 South Bridge Terrace
Model	
Modules	1
SLW	SLW1
Controller ID	147562

Water Days as of Sep 26, 2025	
Program A	Mon , Fri
Program B	
Program C	
Program D	

	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										

September Inspection 2025

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Date: Sep 08, 2025 8:10 am
Inspector: John Keys

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 Sep 08, 2025	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	Every day of the week
Program D	

Notes
Adjustments made where needed; clogged nozzles and broken head replaced.

	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	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 Lufburrow Lane	Pass										
13	S- Luftburrow to Southbridge Terrace,	Pass	1									

	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	S- North of Southbridge	Pass	4									
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	1		1							
6” sprayhead 1 nozzle												
23	S- Luftburrow and Jillian Circle	Pass	4									
4 nozzles												
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										

redtree
Landscape Systems

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September Inspection 2025

Date: Sep 08, 2025 7:33 am
Inspector: John Keys

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

Controller	
Name	Controller 2
Location	12418 South Bridge Terrace
Model	
Modules	1
SLW	SLW1
Controller ID	147562

Water Days as of Sep 08, 2025	
Program A	Mon , Fri
Program B	
Program C	
Program D	

Notes
No issues found; 1 broken head repaired

	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			1							
4” rotor												
3		Pass										

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

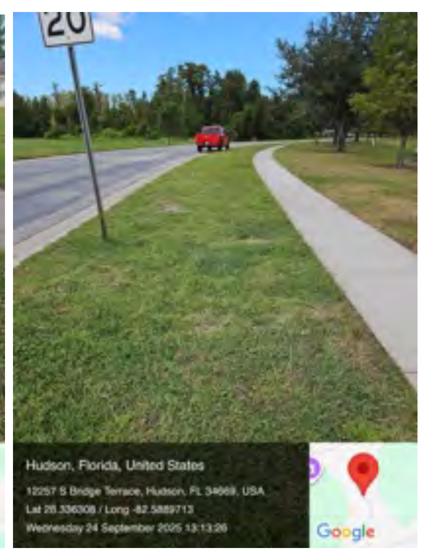
Chenwood Avenue

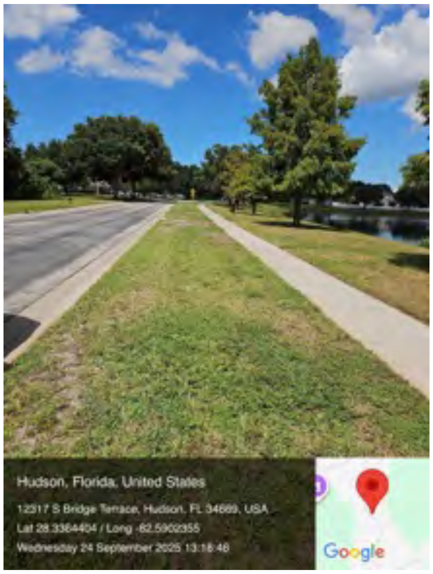
Attention: Sean Craft, District Manager

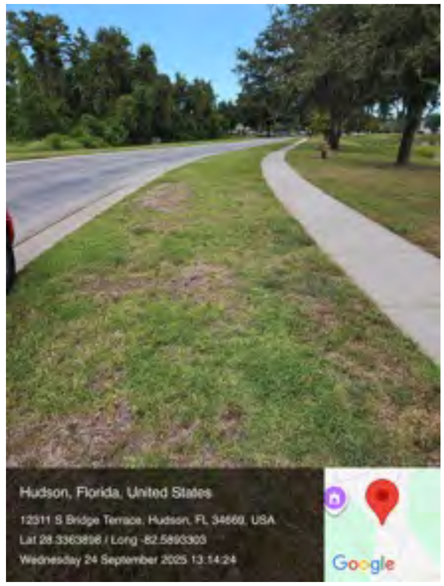
September 26, 2025

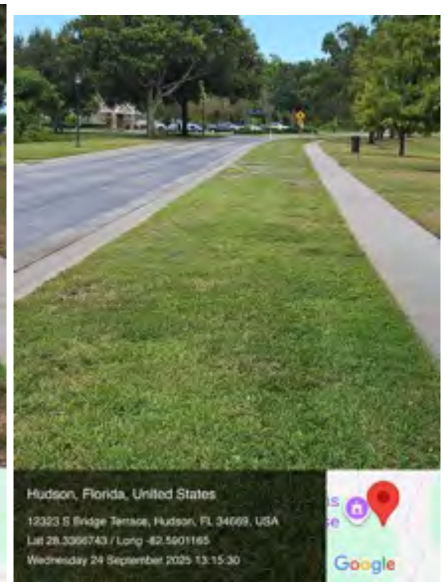
Target Area: Chenwood Avenue

- Remove existing damaged sod between the street and the sidewalk (address on pictures denotes the nearest address to the affected areas)
- Install 12,500 sq ft Floratam sod
- Labor, debris removal, hauling, and dump fees included









PRICE: $21,875.00

____
Authorized Signature to Proceed

________/________/________
Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburkett@redtreelandscape.systems / Cell phone: (727) 267-2059

Tab 6

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

Landscape Enhancement Proposal

FOR

The Verandahs CDD

Chenwood Avenue Gate

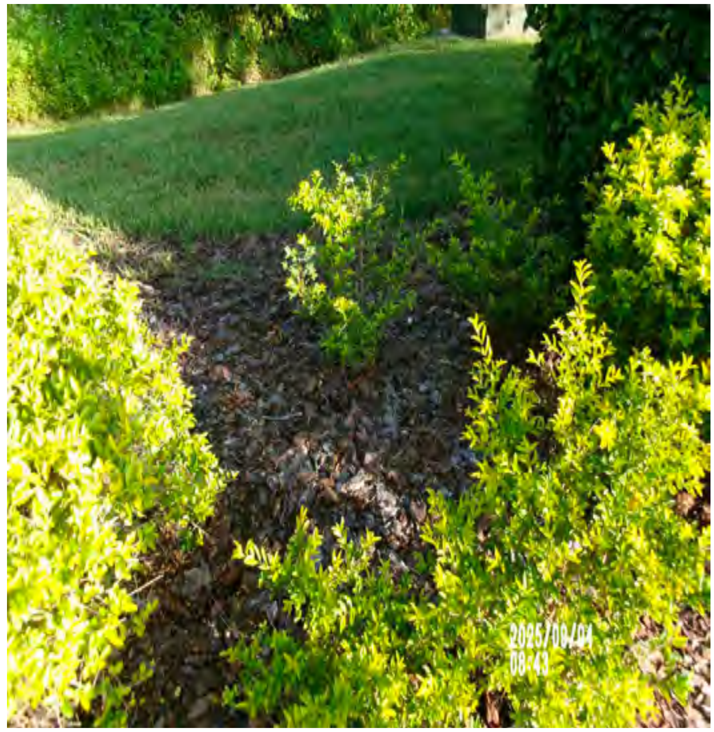
Attention: Sean Craft, District Manager

September 26, 2025

Target Area: Chenwood Avenue Gate

- Install (8) 1-gal Jasmine Minima in bare areas, on the northwest side of the inside gate of Chenwood.

- Install (5) 3-gal Plumbago “Imperial Blue” to bare spots, north of the gate on the west side of Chenwood



- Install (1) cubic yard of Pine Bark mulch to new plantings only
- Labor, debris removal, hauling, and dump fees included

PRICE: $335.00

____
Authorized Signature to Proceed

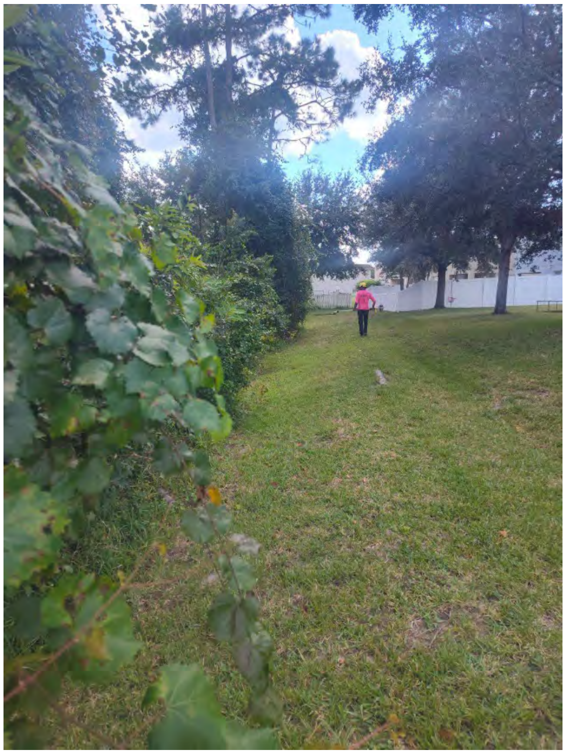
_______/_______/_______
Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburkett@redtreelandscape.systems / Cell phone: (727) 267-2059

Tab 7

Mark date & area in black

09/18/25





PB25.10


PLATFORM


Tab 8

Dewberry

Dewberry Engineers Inc.
800 N. Magnolia Ave, Suite 1000
Orlando, FL 32803

407.843.5120
407.649.8664 fax
www.dewberry.com

Sent Via Email: scraft@rizzetta.com

September 22, 2025

Mr. Sean Craft, District Manager
The Verandahs Community Development District
c/o Rizzetta & Company
5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida 33544

Subject: Work Authorization Number 2026-1
The Verandahs Community Development District
District Engineering Services – FY 2026
Pasco County, Florida

Dear Mr. Craft:

Dewberry Engineers Inc. is pleased to submit this this Work Authorization to provide general engineering services for The Verandahs Community Development District (District). We will provide these services pursuant to our current agreement ("District Engineering Agreement") as follows.

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2026 only. We estimate a budget of $10,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of $100.

This Work Authorization, together with the referenced District Engineering Agreement, represents the entire understanding between The Verandahs Community Development District and Dewberry Engineers Inc. with regard to the referenced project. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator, in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for choosing Dewberry Engineers Inc. We look forward to continuing to work with you and your staff.

Sincerely,

Scott Ethier P.E.
Associate
Senior Project Manager

Reinardo Malavé, P.E.
Associate Vice President

SE:RM:ap
J:\Verandahs CDD_Administrative Jobs\Correspondence\The Verandahs CDD FY 2026 District Engineering Services – 09-22-2025
Enclosures

APPROVED AND ACCEPTED

By: ____________________________________
Authorized Representative of
The Verandahs Community Development District

Date: __________________________________

Dewberry

Attachment A

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	$125.00, $140.00, $160.00
Engineer IV, V, VI	$185.00, $210.00, $240.00
Engineer VII, VIII, IX	$270.00, $300.00, $335.00
Environmental Specialist I, II, III	$110.00, $135.00, $160.00
Senior Environmental Scientist IV, V, VI	$175.00, $195.00, $220.00
Planner I, II, III	$110.00, $135.00, $160.00
Senior Planner IV, V, VI	$175.00, $195.00, $220.00
Landscape Designer I, II, III	$110.00, $135.00, $160.00
Senior Landscape Architect IV, V, VI	$175.00, $195.00, $220.00
Principal	$375.00
Technical	
CADD Technician I, II, III, IV, V	$90.00, $110.00, $130.00, $145.00, $190.00
Designer I, II, III	$110.00, $140.00, $170.00
Designer IV, V, VI	$190.00, $210.00, $245.00
Construction	
Construction Professional I, II, III	$125.00, $160.00, $190.00
Construction Professional IV, V, VI, VII	$225.00, $255.00, $305.00, $340.00
Survey	
Surveyor I, II, III	$70.00, $85.00, $110.00
Surveyor IV, V, VI	$130.00, $145.00, $160.00
Surveyor VII, VIII, IX	$180.00, $210.00, $255.00
Senior Surveyor IX	$310.00
Fully Equipped 1, 2, 3 Person Field Crew	$160.00, $200.00, $270.00
Administration	
Administrative Professional I, II, III, IV	$72.00, $105.00, $125.00, $155.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

Tab 9

The Verandahs
COMMUNITY DEVELOPMENT DISTRICT

Operations Report –September 2025

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

Clubhouse Operations/Maintenance Updates

- Ongoing Disinfectant cleaning of Gym

Vendor Services Performed and/or Site Visits

- Cleaning Service every Monday

Facility Usage

- 9/2/2025: Verandah's Board Meeting
- 9/4/2025: Men's Bible Study
- 9/11/2025: Men's Bible Study
- 9/15/2025: CCR Meeting
- 9/16/2025: ACC Meeting
- 9/18/2025: Men's Bible Study
- 9/20/2025: Talia Birthday Party
- 9/23/2025: HOA Meeting
- 9/25/2025: Men's Bible Study
- 11/27/2025: Payton O'Conner Birthday Party
- 9/28/2025: Deliah Johnson Birthday Party

- **Resident Payment Log:**
- Clubhouse Rental: Payton O'Connor
- Clubhouse Rental: Thalia Snow

Debit Card Reimbursement

- Amazon: $14.99 Monthly Subscription
- Amazon: $38.38
- Total: $53.37

- **Suggestions/ Concerns:**

- Johnny Cool will be coming to service
  The A/C on Thursday September 25th,
  I will be changing my work schedule for
  That day. I will be working from 9am to 3pm.

Tab 10

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 4th, 2025 @ 6:30 PM

District Manager's Report

October 7

2025

FINANCIAL SUMMARY	**8/31/2025**
General Fund Cash & Investment Balance:	$473,088
Reserve Fund Cash & Investment Balance:	$257,294
Debt Service Fund Investment Balance:	$175,942
Total Cash and Investment Balances:	**$906,324**
General Fund Expense Variance: $40,877	**Under Budget**

THE VERANDAHS CDD

Tab 11

Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

The Verandahs Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.
Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of $2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

The Verandahs Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125104

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	$339,952
Loss of Business Income	$1,000,000
Additional Expense	$1,000,000
Inland Marine	
Scheduled Inland Marine	$47,725

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of $10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages

Coverage	Deductibles	Limit
Earth Movement	$2,500	Included
Flood	$2,500 *	Included
Boiler & Machinery	$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM **$5,039**

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	$500,000 in any one occurrence
X	B	Animals	$1,000 any one Animal $5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to $250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	$500,000 in any one occurrence
X	F	Duty to Defend	$100,000 any one occurrence
X	G	Errors and Omissions	$250,000 in any one occurrence
X	H	Expediting Expenses	$250,000 in any one occurrence
X	I	Fire Department Charges	$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	$50,000 in any one occurrence
X	Q	Professional Fees	$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	$500,000 in any one occurrence
X	T	Transit	$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

Description	**Limit**	**Deductible**
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	$1,000,000	$0
Property Damage	$1,000,000	$0
Crisis Management Services	$250,000	$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	**8,9**	**$1,000,000**	**Included**
Personal Injury Protection	**N/A**		**Not Included**
Auto Medical Payments	**N/A**		**Not Included**
Uninsured Motorists including Underinsured Motorists	**N/A**		**Not Included**
Physical Damage Comprehensive Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Specified Causes of Loss Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Collision Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Towing And Labor	**N/A**	**$0 For Each Disablement Of A Private Passenger Auto**	**Not Included**

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	$1,000,000
Herbicide & Pesticide Aggregate Limit	$1,000,000
Medical Payments Limit	$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	$25,000/$250,000
General Liability Deductible	$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	$1,000,000
	Aggregate	$2,000,000
Public Officials and Employment Practices Liability Deductible		$0

Supplemental Payments: Pre-termination $2,500 per employee - $5,000 annual aggregate.
Non-Monetary $100,000 aggregate.

<u>Cyber Liability sublimit included under POL/EPLI</u>

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: $100,000 each claim/annual aggregate
Fraudulent Instruction: $25,000

FLORIDA INSURANCE ALLIANCE

PREMIUM SUMMARY

The Verandahs Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125104

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	$5,039
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	$4,845
Public Officials and Employment Practices Liability	$3,355
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	**$13,239**

IMPORTANT NOTE
Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

Optional Additional Coverage: $100,000 in Crime Coverage would result in an additional premium of $500.

FLORIDA INSURANCE ALLIANCE

PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

(a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;

(b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;

(c) To abide by the rules and regulations adopted by the Board of Directors;

(d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;

(e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

The Verandahs Community Development District

The Verandahs CDD
(Name of Local Governmental Entity)

By: Sean Craft — Signature | Sean Craft — Print Name

Witness By: Benitee Brignol — Signature | SENITEE BRIGNOLLAN — Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: ______________________
Administrator

FLORIDA INSURANCE ALLIANCE

PROPERTY VALUATION AUTHORIZATION

The Verandahs Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☑	Building and Content TIV	$339,952	As per schedule attached
☑	Inland Marine	$47,725	As per schedule attached
☐	Auto Physical Damage	Not Included	

Signature: Sean Craft Date: 09/19/25

Name: Sean Craft

Title: District Manager

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2025

Property Schedule

The Verandahs Community Development District

Policy No.: 100125104
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address		Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value		Total Insured Value
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
1	Clubhouse 12375 Chenwood Avenue Hudson FL 34669		2019 Joisted masonry	10/01/2025 10/01/2026	$339,952		$339,952

Total:	Building Value	Contents Value	Insured Value
	$339,952	$0	$339,952

Sign: Sean Craft Print Name: Sean Craft Date: 09/19/25

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2025

Inland Marine Schedule

The Verandahs Community Development District

Policy No.: 100125104
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department / Description	Serial Number	Classification Code	Eff. date / Term Date	Value	Deductible
1	Fitness Equipment - Max Any One Item $15,000		Rented, borrowed, leased equipment	10/01/2025 / 10/01/2026	$15,725	$1,000
2	Fitness Equipment - Max Any One Item $15,000		Other inland marine	10/01/2025 / 10/01/2026	$32,000	$1,000
				Total	$47,725	

Sign: Sean Craft Print Name: Sean Craft Date: 09/19/25

Tab 12

FOURTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Fourth Addendum to the Contract for Professional Amenity Services (this **"Fourth Addendum"),** is made and entered into as of the 2025 day of October 1st (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 the Pasco County, Florida (the "**District**"), and Rizzetta & Company, Inc., a Florida corporation (the "**Consultant**").

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated October 1, 2019 (the "**Contract**"), incorporated by reference herein; and

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

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

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is 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 Fifth Addendum as of the Effective Date.

Rizzetta & Company, Inc.	**The Verandahs Community Development District**
By:____________________________	By:_________________________________
William J. Rizzetta, President	Chairman of the Board of Supervisors

Exhibit B – Schedule of Fees
Exhibit C – Human Trafficking Affidavit
Exhibit D – Municipal Advisor Disclaimer

EXHIBIT B
SCHEDULE OF FEES

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2025 to September 30, 2026.**

PERSONNEL:

Clubhouse Coordinator
Part Time Personnel – 30 hours/week

		ANNUAL
Budgeted Personnel Total (1)	$	39,743.
General Management and Oversight (2)	$	12,250.
Total Services Cost:	**$**	**51,993.**

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.

EXHIBIT C

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated,
a Florida Corporation

By:

Name: William J. Rizzetta

Title: President

EXHIBIT D

Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.

Tab 13

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, September 2, 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 *(via call)***
Frances Thomson	**Clubhouse Manager**
Scott Ethier	**DE, Dewberry Engineering**
Amiee Brodeen	**Field Services Manager, Rizzetta & Co.**
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 and Site 100 was listed as a site where UTV access is inhibited by low hanging tree limbs. Red Tree stated that they are currently in the process of limbing all trees near pond banks where this is an issue.

B. Landscape Inspection Specialist

The Board reviewed the landscape inspection report. Red Tree stated that the annuals are to be replaced within the next week.

The Board approved a motion to appoint Supervisor Nesheiwat as a liaison to accompany Field Services Manager, Ms. Brodeen, on monthly site inspections.

On a motion by Mr. May, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors approved the appointment of Supervisor Nesheiwat as a liaison to accompany Field Services Manager, Ms. Brodeen on monthly site inspections, for The Verandahs Community Development District.

C. Red Tree

i. Review of Landscaper Comments

Shared comments with the Board. Ms. Brodeen stated that at pond bank #170 an erosion issue is present. Red Tree is to investigate and make recommendations at the October meeting.

ii. Review of Irrigation Report

The Board reviewed the report. Two main line breaks were discussed as they had occurred and were repaired within the 24 hours immediately preceding the night's meeting.

iii. Consideration of Proposal for Sod Replacement

The Board tabled the proposal until the October meeting. Additionally, the Board requested a revision of the price to $1.75/square ft. as has been done previously and to be specific about where the sod will be laid down.

D. Review of the Hi Trim Report

The Board reviewed the report.

E. District Counsel

Nothing to report.

F. District Engineer

The Board requested that the District Engineer coordinate with Red Tree and

Solitude to construct a new map where the site locations and pond numbers sync up so as to allow both vendors to be working off the same information.

G. Clubhouse Manager

i. Review of Clubhouse Manager's Report

Ms. Thomson reviewed the Clubhouse Manager's report with the Board.

H. District Manager

Mr. Craft reviewed the District Manager's report and informed the Board that the next meeting is scheduled for Tuesday, October 7, 2025, at 6:30 pm at The Verandahs Clubhouse, located at 12375 Chenwood Ave, Hudson, FL 34669.

The Board authorized Mr. Craft to approve the EGIS Insurance policy renewal invoice for fiscal year 2025/2026 when it becomes available.

> On a motion by Ms. Nesheiwat, and seconded by Mr. Basinger, with all in favor, the Board of Supervisors authorized Mr. Craft to approve the EGIS Insurance policy renewal invoice for fiscal year 2025/2026 when it becomes available, for The Verandahs Community Development District.

Mr. Craft presented the 2nd Quarter Website Compliance Audit Report to the Board noting that there were no negative findings.

FOURTH ORDER OF BUSINESS — **Consideration of First Addendum to Contract for District Management Services**

Mr. Craft reviewed the First Addendum to the Contract for District Management Services with the Board.

> On a motion by Mr. Haupt, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved the First Addendum to the Contract for District Management Services, for The Verandahs Community Development District.

FIFTH ORDER OF BUSINESS — **Consideration of Proposal for Maintenance of HVAC System**

> On a motion by Ms. Nesheiwat, and seconded by Mr. Basinger, with all in favor, the Board of Supervisors approved the proposal for semi-annual HVAC maintenance from Johnny Cool Inc. in the amount of $850.00, for The Verandahs Community Development District.

SIXTH ORDER OF BUSINESS **Consideration of Minutes of Board of Supervisors' Regular Meeting held on August 5, 2025**

On a motion by Ms. Nesheiwat, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on August 5, 2025, as presented, for The Verandahs Community Development District.

SEVENTH ORDER OF BUSINESS **Consideration of Operation and Maintenance Expenditures for July 2025**

On a motion by Mr. May, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for July 2025, totaling $35,586.88, as presented, for The Verandahs Community Development District.

EIGHTH ORDER OF BUSINESS **Supervisor Requests**

Supervisor Nesheiwat stated that the annuals may need to be pruned down on occasion in order to lengthen the life span of the flowers.

NINTH ORDER OF BUSINESS **Adjournment**

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

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

___________________________ ___________________________
Secretary/Assistant Secretary Chair/Vice Chair

Tab 14

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
August 2025
For Board Approval

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

The total items being presented: **$43,874.09**

Approval of Expenditures:

____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
Angela Guy	300161	AG081125 Refund	Clubhouse Rental Deposit Refund 08/25	$	250.00
Brenton A. Basinger	300162	BB080525	Board of Supervisors Meeting 08/05/25	$	200.00
Crosscreek Environmental, Inc.	300163	22211 Balance	Stormwater Deficiency and Maintenance Project 08/25	$	8,837.50
Dewberry Engineers, Inc.	300172	22456801	Engineering Services 06/25	$	395.00
Digital South Communications, Inc.	300173	593525947	Monthly Phone Service 08/25	$	41.54
FitRev, Inc.	300164	35717	Fitness Equipment Repair Parts 08/25	$	279.99
Florida Department of Revenue	20250801-2	61-8018399263-2 07/25 ACH	61-8018399263-2 Sales & Use Tax 07/25	$	1.96
Frontier Florida, LLC	20250819-1	727-856-7773-073119-5 08/25 ACH	727-856-7773-073119-5 08/25	$	181.99
High Trim, LLC	300181	6439	Tree Removal 07/25	$	1,500.00
High Trim, LLC	300165	6496	Tree Trimming Maintenance 08/25	$	2,370.00
Pasco County Utilities	20250805-1	22699007 ACH	12375 Chenwood Ave 06/25	$	82.10

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
RedTree Landscape Systems, LLC	300177	104	Monthly Landscape Maintenance 08/25	$	10,350.00
RedTree Landscape Systems, LLC	300166	30916	Irrigation Repairs 07/25	$	262.36
Rizzetta & Company, Inc.	300158	INV0000101197	District Management Fees 08/25	$	4,988.50
Rizzetta & Company, Inc.	300157	INV0000101307	Personnel Reimbursement, Amenity Management & Oversight 08/25	$	2,331.60
Rizzetta & Company, Inc.	300160	INV0000101346	Cell Phone 07/25	$	50.00
Rizzetta & Company, Inc.	300176	INV0000101379	Personnel Reimbursement 08/25	$	1,358.08
SafeTouch, LLC	300178	20555	Quarterly Monitoring 08/25	$	150.00
Sarah Nesheiwat	300167	SN080525	Board of Supervisors Meeting 08/05/25	$	200.00
Solitude Lake Management, LLC	300179	PSI190166	Monthly Pond Maintenance 08/25	$	1,380.00
Stanley Haupt	300168	SH080525	Board of Supervisors Meeting 08/05/25	$	200.00
Straley Robin Vericker	300174	26876	Legal Services 06/25	$	889.00
Suncoast Rust Control, Inc.	300180	08117	Chemicals for Rust Prevention 07/25	$	1,250.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Suncoast Rust Control, Inc.	300175	08538	Chemicals for Rust Prevention 06/25	$ 1,250.00
Suncoast Sparkling Cleaning Service, Inc	300159	469	Clubhouse Cleaning 07/25	$ 375.00
Thomas M. May	300169	TMAY080525	Board of Supervisors Meeting 08/05/25	$ 200.00
Tracy E. Mayle	300170	TM080525	Board of Supervisors Meeting 08/05/25	$ 200.00
Valley National Bank	20250826-1	CC073125-266 ACH	Credit Card Expenses 07/25	$ 128.99
Waste Management Inc. of Florida	300171	1114883-1568-5	Waste Removal Clubhouse Quarterly 09/01/25-11/30/25	$ 59.61
Withlacoochee River Electric Cooperative, Inc.	20250801-1	Monthly Summary 07/25 ACH 266	Monthly Electric Services 07/25	$ 4,110.87
Report Totals				**$ 43,874.09**

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

RECEIVED
08-11-2025

Amount: $250.00

Project: Birthday party

Date: 7/6/2025 /Refund Date: 8/11/2025

Payable To: Angela Guy

Reason: Clubhouse Rental Deposit Refund

Requestor: Frances Thomson (Clubhouse Manager)

Directions for Check:

Angela Guy
12418 White Bluff RD
Hudson, Fla 34669

(386) 852-8261

party Date: 8/9/2025

The Verandahs CDD
Meeting Date: August 5, 2025

SUPERVISOR PAY REQUEST

RECEIVED 08-07-2025

Name of Board Supervisor	Check if paid
Tracy Mayle	✓
Thomas May	✓
Sarah Nesheiwat	✓
Stanley Haupt	✓
Brenton Basinger	✓

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 pm

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: [signature]

Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date 8/8/2025
Invoice # 22211

Bill To
The Verandahs CDD 3434 Colewell Ave, Suite 200 Tampa, FL 33614

Project Info
Rizzetta & Company, Inc. Sean Craft 5844 Old Pasco Rd. Wesley Chapel, FL 33544

P.O. #

Terms Net 30

Ship/Pick Up Date 8/8/2025

Due Date 9/7/2025

Description	Qty	Price	Amount
Verandahs CDD Stormwater Deficiency and Maintenance Project			
Maintenance and restoration of the following 25 areas per the Dewberry Memorandum dated 2/14/25. All access areas to be repaired to original condition. The above cost includes the following tasks:	1	12,625.00	12,625.00
* Removal of all vegetation and debris in a 10' radius around each of the following structures: FES 220, FES 176E-176H, OCS-DSBU14A, OCS-DSBU14B, OCS-DSBU14C, Type C Inlet 111, Type C Inlet 110, FES 133A, FES 116A, FES 70A, FES 42D, FES 42E, FES 42F, OCS-DSTBU15, OCS-DSTBU16, FES 18A			
* Supply all labor, equipment, and materials to restore the following structures by using sediment from erosion in the pond to reform the areas back to grade. Install geofabric around structures, pin in place, install rip-rap on top of geofabric: FES 158, FES 18, FES 18, FES 41			
* Remove all sediment build up in the following structures: FES 89, FES 79,			
* Supply locks to chain the following grates: Type D Inlet 17, Type D Inlet 19B			
* Use hydraulic cement to repair cracks in the following structure: FES 40			
30% deposit due prior to commencement of work. Amount to be deducted from final invoice. (Received 4/17/25)		-3,787.50	-3,787.50
**It will be the Owners responsibility to keep sod watered once Contract Work has been completed.			

Thank you for your business

Crosscreek Environmental Inc.

RECEIVED 08-08-2025

Subtotal	$8,837.50
Sales Tax (0.0%)	$0.00
Total	$8,837.50
Payments/Credits	$0.00
Balance Due	$8,837.50

Phone # (941) 479-7811 Fax # (941) 479-7812 admin@crosscreekenv.com www.crosscreekenvironmental.com

Invoice

Please remit to:
Dewberry Engineers Inc.
P.O. Box 821824
Philadelphia, PA 19182-1824
(703)849-0100 TIN:13-0746510

Dewberry

VERANDAHS CDD
5844 OLD PASCO ROAD
WESLEY CHAPEL, FL 33544

July 25, 2025
Project No: 50184070.000
Invoice No: 22456801
Due Date: August 24, 2025
Project Manager SCOTT ETHIER

Comments

Project 50184070.000 Verandahs CDD FY 2025 Gen Engineering

Professional Services from May 31, 2025 to June 27, 2025

Phase 0001 1. General Engineering

Professional Personnel

	Hours	Rate	Amount	
ENGINEER VII	1.00	260.00	260.00	
ENGINEER II	1.00	135.00	135.00	
Totals	2.00		395.00	
Total Labor				**395.00**

Total this Phase **395.00**

Billings to Date

	Current	Prior	Total
Labor	395.00	5,095.00	5,490.00
Totals	**395.00**	**5,095.00**	**5,490.00**

Total Invoice Amount Due **395.00**

RECEIVED 07-25-2025

NOTE: Dewberry will not ask our clients to update any banking information via email. Please call Richard Goldstein directly at 703.849.0219 to request or verify our banking information or account number. This invoice accurately reflects the terms and conditions of our agreement and the amount hereon is correct. This invoice is due and payable within 30 days of the invoice date. Any questions pertaining to the amount should be brought to the attention of Dewberry Immediately. For faster and accurate processing of your payment, email your ACH requirements to ar@dewberry.com. Thank you

Billing Backup

Wednesday, July 23, 2025

002 - Dewberry Engineers Inc. Invoice 22456801 Dated 07/25/2025 6:54:52 AM

Project 50184070.000 Verandahs CDD FY 2025 Gen Engineering

Phase 0001 1. General Engineering

Professional Personnel

		Hours	Rate	Amount	
ENGINEER VII					
1142 - ETHIER, SCOTT	06/03/2025	1.00	260.00	260.00	
Monthly CDD meeting.					
ENGINEER II					
1137 - Gerstenfeld, Elana	06/03/2025	1.00	135.00	135.00	
Verandahs CDD BoS Meeting					
Totals		2.00		395.00	
Total Labor					**395.00**

Total this Phase **395.00**

Total this Project **395.00**

Total this Report **395.00**

DIGITAL SOUTH COMMUNICATIONS, INC.
1150 Kapp Drive
Clearwater, FL 33765
+17274412700
accounting@digitalsouth.com
www.digitalsouth.com

Invoice

BILL TO	SHIP TO
Accounts Payable The Verandahs Community Development Group 5844 Old Pasco Road Suite 100 Wesley Chapel, FL 33544-4025 United States	12375 Chenwood Ave Hudson, Florida 34669 United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
593525947	08/01/2025	$41.54	08/22/2025	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	3.93	3.93
	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	41.54
TAX	0.00
TOTAL	41.54
BALANCE DUE	**$41.54**

RECEIVED
08-01-2025

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.

Invoice

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

Date	Invoice #
8/14/2025	35717

Bill To	Ship To
The Verandahs Community Development Distr C/O Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614	The Verandahs Community Development Distr Sean Craft 12375 Chenwood Ave Hudson, FL 34669

P.O. No.	Terms	Rep
	Due on receipt	CJ

Item	Description	Qty	Rate	Amount
	Precor RBK S/N ANGDG08190001			
Parts	USB JACK ASSEMBLY	1	174.99	174.99
Labor	Labor	1	80.00	80.00
Freight Sales (INV)	Freight Charges are subject to change		25.00	25.00

RECEIVED 08-14-2025

Subtotal	$279.99
Sales Tax (0.0%)	$0.00
Total	$279.99
Payments/Credits	$0.00
Balance Due	$279.99

Thank you for your order. We look forward to working with you in the future. If you have any questions or needs feel free to call us at 888-826-7867.

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.

Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

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

Access Source: 61-8018399263-2

Confirmation Number: 250731224344

DR-15

Certificate Number	Collection Period	Confirm Date and Time
61-8018399263-2	07/2025	07/31/2025 3:39:48 PM ET

Location Address

12375 CHENWOOD AVE
HUDSON, FL 34669-0000

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

Contact Information	
Name	Tiziri Amirat
Phone	(813) 994 - 7073
Email	tamirat@rizzetta.com

Debit Date:	8/1/2025
Amount for Check:	$1.96
Name on Bank Account:	VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

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

Signature:	**Tiziri Amirat**
Phone Number:	**813-994-7073**
EMail Address:	**tamirat@rizzetta.com**

Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	$ 28.04	$ 0.00	$ 28.04	$ 1.96
B. Taxable Purchases			$ 0.00	$ 0.00
C. Commercial Rentals	$ 0.00	$ 0.00	$ 0.00	$ 0.00
C(a). Less Sales Tax Scholarship Credits				$ 0.00
D. Transient Rentals	$ 0.00	$ 0.00	$ 0.00	$ 0.00
E. Food & Beverage Vending	$ 0.00	$ 0.00	$ 0.00	$ 0.00

5. Total Amount of Tax Due	$ 1.96
6. Less Lawful Deductions	$ 0.00
7. Net Tax Due	$ 1.96
8. Less Est Tax Pd/DOR Cr Memo	$ 0.00
9. Plus Est. Tax Due Current Month	$ 0.00
10. Amount Due	$ 1.96
11. Less Collection Allowance	$ 0.00
12. Plus Penalty	$ 0.00
13. Plus Interest	$ 0.00
14. Amount Due with Return	$ 1.96

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

Payment you have authorized 1.96

15(a). Exempt Amount of Items Over $5000 (included in Column 3)	15(a). $	0.00
15(b). Other Taxable Amounts **NOT** Subject to Surtax (included in Column 3)	15(b). $	0.00
15(c). Amounts Subject to Surtax at a Rate Different than Your County Surtax Rate (included in Column 3)	15(c). $	0.00
15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4)	15(d). $	0.28
16. Florida Tax Credit Scholarship Program Motor Vehicle Sales Tax Credits (included in Line 6)	16. $	0.00
17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)	17. $	0.00
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18. $	0.00
19. Taxable Sales from Amusement Machines (included in Line A)	19. $	0.00
20. Rural or Urban High Crime Area Job Tax Credits	20. $	0.00
21(a). Scholarship Funding Tax Credit	21(a). $	0.00
21(b). Film and Entertainment Industry Credit	21(b). $	0.00
21(c). Economic Energy Zone Credit	21(c). $	0.00
21(d). Strong Families Tax Credit	21(d). $	0.00
21(e). New Worlds Reading Initiative Tax Credit	21(e). $	0.00
21(f). Child Care Tax Credits	21(f). $	0.00
21. Other Authorized Credits	21. $	0.00

FRONTIER

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

Billing Date: **Jul 25, 2025**

Billing Period: **Jul 25 - Aug 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		$176.98
Payment received by Jul 25, thank you		-$176.98
Service summary	Previous month	Current month
Internet	$176.98	↑$181.99
Total services	**$176.98**	**$181.99**
Total balance		**$181.99**

RECEIVED 07-29-2025

Total balance
$181.99
Auto Pay is scheduled
Aug 18

Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

Earn more. Get started with a business referral and earn up to $325 per referral. Learn more: https://www.businessreferralrewards.com

FRONTIER

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

6790 0107 NO RP 25 07282025 NNNNNNNN 01 992514

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.

FRONTIER

THE VERANDAHS COMMUNITY DEVELO

Account Number:
727-856-7773-073119-5

Billing Date:
Jul 25, 2025

Billing Period:
Jul 25 - Aug 24, 2025

WAYS TO PAY YOUR BILL

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

Download the MyFrontier® app

GET IT ON Google Play | Download on the App Store

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.

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

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

THE VERANDAHS COMMUNITY DEVELO

Account Number:
727-856-7773-073119-5

Billing Date:
Jul 25, 2025

Billing Period:
Jul 25 - Aug 24, 2025

Internet

Monthly Charges

07.25-08.24	Business Fiber Internet 500	$74.99
	1 Usable Static IP Address	$25.00
	Auto Pay Discount	-$5.00
	Wi-Fi Secure LT-VB	$87.00
Internet Total		**$181.99**

Total current month charges **$181.99**

NOTICE OF RATE INCREASE...

Effective with this bill, your Static IP product has increased to $25.00 per month, per line. Questions? Please contact customer service.

INVOICE #6439

ISSUED: 07/17/2025

DUE: 07/17/2025

RECIPIENT:

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

SERVICE ADDRESS:

12649 Jillian Circle
Hudson, Florida 34669

SENDER:

High Trim LLC
6717 U.S. Hwy 19
New Port Richey, Florida 34652

Phone: 727-514-3889
Email: manager@hightrimtreeservice.com
Website: www.hightrimtreeservice.com

PAST DUE

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
07/15/2025				
Arborist Letter/Permit Fee	Removal of 26" maple tree is multi dominant has included has had multiple large limb failures tree has a large split and a large area of decay tree is hazardous and needs to be removed PERMIT	1	$300.00	$300.00
Tree Removal	Removal of 26" maple in the rear of home	1	$1,850.00	$1,850.00*
Stump Grinding/ Removal	Grind stump 6-8" below surface with haul off	1	$225.00	$225.00
Disposal fee		1	$125.00	$125.00
Discount	Discount per Brooks	1	-$1,000.00	-$1,000.00

Total **$1,500.00**

* Non-taxable

Pay Now

Thank you for your business. Please contact us with any questions regarding this invoice.
Late payment Warning: If we do not receive your payment within 15 days, You will have to pay a late fee of 5%. A 5% late fee will be added every 30 days you are late.

RECEIVED 08-25-2025

INVOICE #6496

ISSUED: 08/11/2025

DUE: 08/11/2025

RECIPIENT:

The Verandahs CDD, c/o Rizzetta & Company

3434 Colwell Ave. Suite 200
Tampa, FL 33614

SENDER:

High Trim LLC

6717 U.S. Hwy 19
New Port Richey, Florida 34652

Phone: 727-514-3889
Email: manager@hightrimtreeservice.com
Website: www.hightrimtreeservice.com

SERVICE ADDRESS:

12449 Chenwood Avenue
Hudson, Florida 34669

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Tree Trimming	Monthly Maintenance for Conservation Cutback with no height restrictions. Including any branches or limbs that come over and affects the safety and access of property, as well as any dead limbs that can pose a potential hazard to homes or individuals. Any trees that are affecting properties behind 198 will be addressed accordingly for safety concerns. Trees will be properly pruned back to collar cuts where possible, there are some dead trees that are in the preserve, these will not be touched unless they fall onto the property line and in which case we will cut up and remove the portion off the property line. Larger debris will be hauled off site, smaller clippings and raking's will be mulched on site. This contract does not include storm clean up, that will be billed at $50.00 per man hour. To add this section behind the townhomes will be an additional cost of $170 added to the monthly maintenance contract	1	$2,370.00	$2,370.00*

INVOICE #6496

ISSUED:	DUE:
08/11/2025	08/11/2025

Total	$**2,370.00**

* Non-taxable

Pay Now

Thank you for your business. Please contact us with any questions regarding this invoice.
Late payment Warning: If we do not receive your payment within 15 days, You will have to pay a late fee of 5%. A 5% late fee will be added every 30 days you are late.

RECEIVED 08-12-2025

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: 22839967
Billing Date: 8/14/2025
Billing Period: 6/23/2025 to 7/22/2025

Account #	Customer #
1004775	01380112

Please use the 15-digit number below when making a payment through your bank

100477501380112

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	18021429	6/23/2025	69	7/22/2025	70	29	1

Usage History

	Water
July 2025	1
June 2025	1
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

Transactions

Previous Bill		82.10
Payment 08/01/25		-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 08-15-2025

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	**9/2/2025**

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

The Total Due will be electronically transferred on 09/02/2025.

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

Date	Invoice No.
08/01/25	104
Terms	**Due Date**
Net 30	08/31/25

5532 Auld Ln
Holiday, FL 34690

www.redtreelandscapesystems.com

redtree Landscape Systems

BILL TO	CARE OF
The Verandahs CDD 12375 Chenwood Ave Hudson, FL 34669	Rizzetta CDD Payables Rizzetta & Company 5844 Old Pasco Road Ste 100 Wesley Chapel, FL 33544

Amount Due	Enclosed
$10,350.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#267 - Landscape Maintenance 2025 - 2026 August 2025		**$10,350.00**	**$0.00**	**$10,350.00**
	Total		**$10,350.00**	**$0.00**	**$10,350.00**

RECEIVED 08-13-2025

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$10,350.00	$0.00	$0.00	$0.00	$0.00

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.: 30916
Terms: Due on receipt
Invoice date: 08/05/2025
Due date: 08/05/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 7.30.25 Controller-1			
2.		**Sales**	6" Spray head	6	$21.56	$129.36
3.		**Sales**	1/2" Flex Pipe	1	$1.50	$1.50
4.		**Sales**	1/2" Coupling	2	$0.75	$1.50
5.		**Sales**	Labor-Technician	2	$65.00	$130.00

Total **$262.36**

RECEIVED 08-05-2025

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

Invoice

Date	Invoice #
8/2/2025	INV0000101197

Bill To:

VERANDAHS CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
August	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

RECEIVED
07-30-2025

Subtotal	$4,988.50
Total	$4,988.50

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

Invoice

Date	Invoice #
8/2/2025	INV0000101307

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	$940.00	$940.00
Personnel Reimbursement	1.00	$1,391.60	$1,391.60

RECEIVED 08-01-2025

Subtotal	$2,331.60
Total	$2,331.60

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

Invoice

Date	Invoice #
8/1/2025	INV0000101346

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
Cell Phone	50.00	$1.00	$50.00

RECEIVED 08-07-2025

Subtotal	$50.00
Total	$50.00

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

Invoice

Date	Invoice #
8/15/2025	INV0000101379

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$1,358.08	$1,358.08

RECEIVED 08-18-2025

Subtotal	$1,358.08
Total	$1,358.08

safetouch

13745 N. Nebraska Ave
Tampa, FL 33613
813.909.7775
AR165@Safetouch.com

Invoice

Bill To	Installation Address
The Verandahs CDD C/O Rizzetta & Co. 3434 Colwell Ave Ste 200 Tampa, FL 33614	Verandahs CDD 12375 Chenwood Ave Hudson FL 34669

P.O. No.	Date	Invoice #	Due Date	Acct #
	08/01/2025	20555	08/31/2025	7852484

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

RECEIVED 08-01-2025

Subtotal	$150.00
Sales Tax (0.0%)	$0.00
Total	$150.00
Balance Due	$150.00

Securiteam is now a part of Safetouch!

SOLITUDE
LAKE MANAGEMENT

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: PSI190166
Invoice Date: 8/1/2025

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	8/1/2025
Due Date	8/31/2025
Terms	Net 30

Customer ID	13825
P.O. Number	
P.O. Date	8/1/2025
Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance August Billing 8/1/2025 - 8/31/2025 The Verandahs CDD - LAKE ALL		1	1	1,380.00	1,380.00

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

RECEIVED 08-02-2025

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

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

July 29, 2025
Client: 001308
Matter: 000001
Invoice #: 26876

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/3/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING TELEPHONICALLY.	1.9	$579.50
6/6/2025	KCH	REVIEW FINANCIAL STATEMENTS FOR MAY 31, 2025.	0.3	$91.50
6/9/2025	KCH	REVIEW NOTICE OF PUBLIC HEARING ON BUDGET AD.	0.2	$61.00
6/11/2025	MS	REVISE, FINALIZE AND TRANSMIT PUBLICATION AD WITH INSTRUCTIONS TO DISTRICT ADMIN.	0.2	$35.00
6/25/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	$122.00
		Total Professional Services	3.0	$889.00

Total Services	$889.00	
Total Disbursements	$0.00	
Total Current Charges		$889.00
Previous Balance		$2,271.50
Less Payments		*($2,271.50)*
PAY THIS AMOUNT		**$889.00**

RECEIVED 07-29-2025

Please Include Invoice Number on all Correspondence

Invoice

8040 118th Avenue North
Largo, FL 33773
(833) 466-7878

Sun Coast Rust Control

Bill to	The Verandahs CDD cddinvoice@rizzetta.com	**Invoice**	08117
		Date	Aug 1, 2025
Ship to	C/O Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	**Due date**	Aug 31, 2025
		Amount due	$1,250.00

Items	Quantity	Price	Amount
Commercial Service Commercial: Monthly water treatment (iron/rust) and service fee for previous month.	1	$1,250.00	$1,250.00

Subtotal	$1,250.00
Total	$1,250.00
Paid	$0.00

RECEIVED 08-04-2025

Amount due $1,250.00

Use this link to pay online: https://app02.us.bill.com/p/00802QAYWVPCLOS42xqI

Notes
Thank you for your business.

SUNCOAST RUST CONTROL

Invoice

8040 118th Avenue North
Largo, FL 33773
(833) 466-7878

Sun Coast Rust Control

Bill to	The Verandahs CDD cddinvoice@rizzetta.com	**Invoice**	08538
Ship to	C/O Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	**Date**	Jul 1, 2025
		Due date	Jul 31, 2025
		Amount due	$1,250.00

Items	Quantity	Price	Amount
Commercial Service Commercial: Monthly water treatment (iron/rust) and service fee for previous month.	1	$1,250.00	$1,250.00

Subtotal	$1,250.00
Total	$1,250.00
Paid	$0.00

RECEIVED 08-18-2025

Amount due **$1,250.00**

Use this link to pay online: https://app02.us.bill.com/p/00802QAYWVPCLOS42xqI

Notes
Thank you for your business.

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. 469
DATE August 1, 2025
FOR: July Cleanings

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

DESCRIPTION	RATE	SUBTOTAL	AMOUNT
July Cleanings – Verandahs Clubhouse	$ 375.00 p/ month		
7/7/2025			
7/14/2025			
7/21/2025			
7/28/2025			
		$ 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 08-01-2025

Valley

CC073125-266

0 THE VERANDAHS CDD 0

ACCOUNT SUMMARY

Credit Limit	$10,000.00
Credit Available	$9,871.00
Statement Closing Date	July 31, 2025
Days in Billing Cycle	31
Previous Balance	$178.07
Payments & Credits	$356.14
Purchases & Other Charges	$307.06
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$128.99

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	$128.99
Minimum Payment Due	**$128.99**
Payment Due Date	**August 25, 2025**

RECEIVED 08-04-2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			$356.14-	
07/25	07/25	F1515006E00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	178.07-
07/30	07/30	85334116KEHMS7TWW	PAYMENT - PAYPOINT NEW YORK NY	178.07-
		MICHELLE WHITE	**$0.00**	
		FRANCES THOMSON	**$307.06**	
06/30	07/01	55432865M639LALA3	AMAZON PRIME*N392N0MR2 AMZN.COM/BILL WA MCC: 5968 MERCHANT ZIP:	14.99
07/01	07/01	82305095PEHMK6SDK	AMAZON RETA* N357G92I2 SEATTLE WA MCC: 5331 MERCHANT ZIP:	156.45
07/02	07/02	55432865P5SH29M77	AMAZON MKTPL*N33Q57JG1 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	12.98
07/11	07/11	823050960EHNTY6VD	AMAZON RETA* NR6NW0CL0 SEATTLE WA MCC: 5331 MERCHANT ZIP:	34.55
07/20	07/20	82305096AEHMHZE89	AMAZON MARK* HP1PB6Z93 SEATTLE WA MCC: 5999 MERCHANT ZIP:	9.98
07/27	07/27	82305096GEHN3H071	AMAZON RETA* SF7QM0C63 SEATTLE WA	34.87

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope

Valley

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

PAYMENT INFORMATION

Payment Due Date	**August 25, 2025**
New Balance	**$128.99**
Minimum Payment Due	$128.99
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

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			MCC: 5331 MERCHANT ZIP:	
07/29	07/29	82305096KEHM9AGMP	AMAZON RETA* D60NM9G03 SEATTLE WA	28.25
			MCC: 5331 MERCHANT ZIP:	
07/30	07/30	55432866K5SF286G8	AMAZON PRIME*UK0QW5WX3 AMZN.COM/BILL WA	14.99
			MCC: 5968 MERCHANT ZIP:	

IMPORTANT ACCOUNT INFORMATION

$0 - $128.99 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 08/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	$0.45	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	$0.77	$0-$500,000 = 0.25%
New Cashback Balance	$1.22	$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	31	$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:

Tiers	*Cashback %*
$0 - $500,000	*0.25*
$500,001 - $1,500,000	*0.60*
$1,500,001 - $4,000,000	*0.75*
$4,000,001 - $12,500,000	*0.90*
$12,500,001 +	*1.00*

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 31-Jul-25
Payment Date 25-Aug-25

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

Date	Vendor Name	Description	Amount	Facility Supplies	Janitorial Services
7/1/2025	Amazon Prime	Monthly Subscruption (June)	14.99		14.99
7/1/2025	Amazon	Supplies	156.45	156.45	
7/1/2025	Amazon	Supplies	12.98	12.98	
7/10/2025	Amazon	Supplies	34.55	34.55	
7/20/2025	Amazon	Supplies	9.98	9.98	
7/26/2025	Amazon	Supplies	34.87	34.87	
7/28/2025	Amazon	Supplies	28.25	28.25	
7/30/2025	Amazon Prime	Monthly Subscruption (July)	14.99		14.99
7/30/2025	Valley Bank	CC Payment Credit	(178.07)	(178.07)	
	TOTAL		**$ 128.99**	**$ 99.01**	**$ 29.98**
				57200-4619	**57200-4704**

amazon.com

Details for Order # D01-7700024-4701029

Print this page for your records.

Amazon.com order number: D01-7700024-4701029

Order Total: $14.99

Digital Order: June 30, 2025

Items Ordered	**Price**
Prime Membership Fee Quantity: 1 Sold By: Amazon.com Services LLC	$14.99

Item(s) Subtotal: $14.99

Total Before Tax: $14.99

Tax Collected: $0.00

Total for this Order: $14.99

Payment Information

Payment method

Mastercard

ending in 0442

Billing address

Frances Thomson

12405 PARCHMENT DR

HUDSON, FL 34667-2572

United States

6314130944

Item(s) Subtotal:	$14.99
Total Before Tax:	$14.99
Tax Collected:	$0.00
Grand Total:	**$14.99**

Return to the Order Summary.

Please note: This is not a VAT invoice.

Back to top

English United States Help

Order Details

Order placed July 1, 2025 Order # 111-7238130-0329017

Ship to

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

Payment method

Mastercard ending in 0442

Order Summary

Item(s) Subtotal:	$156.45
Shipping & Handling:	$0.00
Total before tax:	$156.45
Estimated tax to be collected:	$0.00
Grand Total:	**$156.45**

2

HP 63 Tri-color Ink Cartridge | Works with HP DeskJet 1112, 2130, 3630 Series; HP ENVY 4510, 4520 Series; HP OfficeJet 3830, 4650, 5200 Series | Eligible for Instant Ink | F6U61AN

Sold by: Amazon.com
Supplied by: Other
$37.89

3

HP 63 Black Ink Cartridge for HP Printers | Works with Printer Series: DeskJet 1112, 2130, 3630; ENVY 4510, 4520; OfficeJet 3830, 4650, 5200 | Eligible for Instant Ink | F6U62AN

Sold by: Amazon.com
Supplied by: Other
$26.89

Order Details

Order placed July 1, 2025   Order # 112-1877479-5887427

Ship to

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

Payment method

Mastercard ending in 0442

Order Summary

Item(s) Subtotal:	$6.99
Shipping & Handling:	$5.99
Total before tax:	$12.98
Estimated tax to be collected:	$0.00
Grand Total:	**$12.98**

Arriving July 14 - July 24

Street Sign Do Not Enter When Wet Sign Metal 12"X8" Rust Free Aluminum,Indoor & Outdoor Use For Fence And Yard

Sold by: zhiqisp

Supplied by: Other

$6.99

Order Details

Order placed July 10, 2025 Order # 111-9506368-7521005

Ship to

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

Payment method

Mastercard ending in 0442

Order Summary

Item(s) Subtotal:	$34.55
Shipping & Handling:	$0.00
Total before tax:	$34.55
Estimated tax to be collected:	$0.00
Grand Total:	**$34.55**

Arriving Saturday

Tork Multifold Hand Towel, Natural, 100% recycled, FSC certified, Compatible with H2 Dispensers, 16 packs x 250 sheets (MK520A)

Sold by: Amazon.com

Supplied by: Other

$34.55

Order Summary

Order placed July 20, 2025   Order # 111-5071419-5229035

Ship to

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

Payment method

Mastercard ending in 0442

Order Summary

Item(s) Subtotal:	$9.98
Shipping & Handling:	$0.00
Total before tax:	$9.98
Estimated tax to be collected:	$0.00
Grand Total:	**$9.98**

Arriving tomorrow

VIMERPA Amber Hand and Dish Soap Dispenser Set 2 Pack, 10 fl oz Hand Soap Dispenser Bathroom, Vintage Glass Bottle for Kitchen

Sold by: YUNJINGJIE

Supplied by: Other

$9.98

Order Summary

Order placed July 26, 2025   Order # 111-9280853-3656220

Ship to

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

Payment method

Mastercard ending in 0442

Order Summary

Item(s) Subtotal:	$34.87
Shipping & Handling:	$0.00
Total before tax:	$34.87
Estimated tax to be collected:	$0.00
Grand Total:	**$34.87**

Arriving Monday

Lysol Disinfectant Spray, Household Essential Cleaning Supplies, Multi-Purpose Room Spray, Antibacterial Sanitizer Spray, Upholstery Deodorizer, Home and Bathroom, Crisp Linen,19 Fl Oz (Pack of 2)
Sold by: Amazon.com
Supplied by: Other
$13.47

Arriving tomorrow

Glade PlugIns Refills Air Freshener, Scented and Essential Oils for Home and Bathroom, Cashmere Woods, 6.7 Fl Oz, 10 Count (Packaging May Vary)
Sold by: Amazon.com
Supplied by: Other
$21.40

Order Summary

Order placed July 28, 2025 Order # 111-2010736-5839451

Ship to

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

Payment method

Mastercard ending in 0442

Order Summary

Item(s) Subtotal:	$28.25
Shipping & Handling:	$0.00
Total before tax:	$28.25
Estimated tax to be collected:	$0.00
Grand Total:	**$28.25**

Arriving Wednesday

Copper Moon Single Serve Coffee Pods For Keurig K-Cup Brewers, Medium Roast, Costa Rican Blend, 80 Count

Sold by: Amazon.com

Supplied by: Other

$28.25

amazon.com

Details for Order # D01-4956942-0579435
Print this page for your records.

Amazon.com order number: D01-4956942-0579435
Order Total: $14.99

Digital Order: July 30, 2025

Items Ordered	Price
Prime Membership Fee Quantity: 1 Sold By: Amazon.com Services LLC	$14.99

Item(s) Subtotal: $14.99

Total Before Tax: $14.99
Tax Collected: $0.00

Total for this Order: $14.99

Payment Information

Payment method
Mastercard
ending in 0442

Billing address
Frances Thomson
12405 PARCHMENT
DR
HUDSON, FL 34667-
2572
United States
6314130944

Item(s) Subtotal:	$14.99
Total Before Tax:	$14.99
Tax Collected:	$0.00
Grand Total:	**$14.99**

Return to the Order Summary.

Please note: This is not a VAT invoice.

Back to top

English United States Help

INVOICE

Customer ID:	**22-95172-53005**
Customer Name:	VERANDAHS COMMUNITY DEVELOPMENT DISTRICT
Service Period:	09/01/25-11/30/25
Invoice Date:	08/12/2025
Invoice Number:	1114883-1568-5

Access Your Account	Your Payment is Due	Your Total Due
Visit wm.com/MyWM Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.	**Due Upon Receipt** If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of $5, or such late charge allowed under applicable law, regulation or contract.	**$59.61** RECEIVED 08-13-2025

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
57.42		(57.42)		0.00		59.61		**59.61**

IMPORTANT MESSAGES

Invoice includes price increase. At WM our cost to service our residential customers continues to rise. Your enclosed invoice contains an increase to your service rate (next invoice for some customers billed in arrears). This price increase is in accordance with your applicable service terms, whether franchise, government regulated, subscription or individual service agreement. For residential subscription customers, our service rate may change from billing period to billing period. Contact us if you have any questions.

***Notice regarding personal information** - We collect personal information in conjunction with accounts and processing of payments. Depending upon your applicable state law, you may have certain rights regarding your personal information. To learn more about your rights, visit wm.com/privacy.

***WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.

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

DO NOT SEND PAYMENTS HERE:
WASTE MANAGEMENT INC. OF FLORIDA
WM OF PASCO COUNTY
PO BOX 3020
MONROE, WI 53566-8320

Invoice Date	Invoice Number	Customer ID (Include with your payment)
08/12/2025	1114883-1568-5	**22-95172-53005**
Payment Terms	**Total Due**	**Amount**
Due Upon Receipt	$59.61	

15680002295172530050111488300000000596100000005961 7

I0290R76

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

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

383-0295438-1568-1

DETAILS OF SERVICE

Details for Service Location:
Verandahs Community Development District, 12375 Chenwood Ave, Hudson FL 34669

Customer ID: 22-95172-53005

Description	Date	Ticket	Quantity	Amount
Curb Service 2X Week	09/01/25		1.00	59.61
Recycle Curb Service 1X Week	09/01/25		1.00	0.00
Total Current Charges				**59.61**

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:

AutoPay
Set up recurring payments with us at **wm.com/myaccount**

Online
Use **wm.com** for quick and easy payments

By Phone
Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE

1. Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
2. Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
3. Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.

Expanded payment options.
Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.
Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.
Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

☐ Check Here to Change Contact Info

List your new billing information below. For a change of service address, please contact **WM**.

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

☐ Check Here to Sign Up for Automatic Payment Enrollment

If I enroll in Automatic Payment services, I authorize **WM** to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying **WM** at **wm.com** or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.

Email	
Date	
Bank Account Holder Signature	

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

Withlacoochee River Electric Services

The Verandahs CDD

Summary Electric 07/25

Account #	**Amount**	Bill Date	Due Date	**Service Address**	**GL Code**	**Object Code**
1573431	$ 524.65	7/21/2025	8/12/2025	Public Lighting	53100	4307
1573432	$ 3,281.31	7/21/2025	8/12/2025	Public Lighting	53100	4307
1573433	$ 42.32	7/21/2025	8/12/2025	12013 Chenwood Ave -Sign	53100	4301
2026777	$ 42.32	7/21/2025	8/12/2025	12414 Southbridge Ter	53100	4301
2095489	$ 220.27	7/21/2025	8/12/2025	12375 Chenwood Ave - Clubhouse	53100	4304
Total	**$4,110.87**					

Total by Code	4301	$ 84.64	Utility Services
	4304	$ 220.27	Recreational Facility
	4307	$ 3,805.96	Area Lighting
Grand Total		**$ 4,110.87**	

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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	**07/21/2025**
Amount Due	**524.65**
Current Charges Due	**08/12/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

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

Comparative Usage Information

Period	Days	Average kWh 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

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 07-22-2025

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.

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 08/01/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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: 07/21/2025

Use above space for address change ONLY.

District: BP13

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

Electronic Funds Transfer on or after	08/01/2025
TOTAL CHARGES DUE	524.65
DO NOT PAY	

000157343100005246500005246502

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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	07/21/2025
Amount Due	3,281.31
Current Charges Due	08/12/2025

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

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

Comparative Usage Information

Period	Days	Average kWh Per Day

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

Previous Balance		3,281.31
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

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.

RECEIVED
07-22-2025

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 08/01/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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: 07/21/2025

Use above space for address change ONLY.

District: BP13

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

Electronic Funds Transfer on or after	08/01/2025
TOTAL CHARGES DUE	3,281.31
DO NOT PAY	

000157343200032813100032813100

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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	**07/21/2025**
Amount Due	**42.32**
Current Charges Due	**08/12/2025**

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/16	12686	07/15	12706				20

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2025	29	1
Jun 2025	32	1
Jul 2024	29	1

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

1 0 3 6 5 3 8 4

Previous Balance		42.53
Payment	42.53CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 20 KWH @ 0.06090	1.22	
Fuel Adjustment 20 KWH @ 0.04400	0.88	
FL Gross Receipts Tax	1.06	
Total Current Charges		42.32
Total Due E.F.T.		42.32

RECEIVED 07-22-2025

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.

DO NOT PAY
Total amount will be electronically transferred on or after 08/01/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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: 07/21/2025

Use above space for address change ONLY.

District: BP13

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

Electronic Funds Transfer on or after	**08/01/2025**
TOTAL CHARGES DUE	**42.32**
DO NOT PAY	

000157343300000423200000423206

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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	**07/21/2025**
Amount Due	**42.32**
Current Charges Due	**08/12/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/16	1649	07/16	1669				20

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2025	30	1
Jun 2025	32	1
Jul 2024	29	1

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

Previous Balance			42.64
Payment		42.64CR	
Balance Forward			0.00
Customer Charge		39.16	
Energy Charge 20 KWH @ 0.06090		1.22	
Fuel Adjustment 20 KWH @ 0.04400		0.88	
FL Gross Receipts Tax		1.06	
Total Current Charges			42.32
Total Due	E.F.T.		42.32

1 0 3 6 5 3 8 4

RECEIVED
07-22-2025

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.

DO NOT PAY
Total amount will be electronically transferred on or after 08/01/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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: 07/21/2025

Use above space for address change ONLY.

District: BP13

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

Electronic Funds Transfer on or after	**08/01/2025**
TOTAL CHARGES DUE	**42.32**
DO NOT PAY	

000202677700000423200000423202

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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	**07/21/2025**
Amount Due	**220.27**
Current Charges Due	**08/12/2025**

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/16	87199	07/16	88873				1674

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2025	30	56
Jun 2025	32	57
Jul 2024	29	57

BILLS ARE DUE WHEN RENDERED
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1 0 3 6 5 3 8 4

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Previous Balance			235.66
Payment		235.66CR	
Balance Forward			0.00
Customer Charge		39.16	
Energy Charge 1,674 KWH @ 0.06090		101.95	
Fuel Adjustment 1,674 KWH @ 0.04400		73.66	
FL Gross Receipts Tax		5.50	
Total Current Charges			220.27
Total Due	E.F.T.		220.27

RECEIVED 07-22-2025

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District: BP13

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

Electronic Funds Transfer on or after	**08/01/2025**
TOTAL CHARGES DUE	**220.27**
DO NOT PAY	

000209548900002202700002202701