Rizzetta & Company

The Verandahs
Community Development District

Board of Supervisors Meeting
November 4, 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

October 27, 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, November 4, 2025 at 6:30 p.m., at the Verandahs Amenity Center, 12375 Chenwood Ave., Hudson, FL 34669. The following is the agenda for the meeting:

BOS MEETING:

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **STAFF REPORTS**
   A. Solitude
      i. Review of Aquatics Inspection Report .... Tab 1
   B. Landscape Inspection Specialist
      i. Review of Landscape Inspection Report .... Tab 2
   C. Red Tree
      i. Review of Landscaper Comments... Tab 3
      ii. Review of Irrigation Report .... Tab 4
   D. Hi-Trim
      i. Review of Hi Trim Report .... Tab 5
   E. District Counsel
   F. District Engineer
   G. District Clubhouse Manager
      i. Review of Clubhouse Manager Report................................. Tab 6
   H. District Manager
      i. Review of District Manager's Report .... Tab 7
      ii. Presentation of 3rd Quarter Website Compliance
      Audit Report .... Tab 8
4. **BUSINESS ITEMS**
   A. Consideration of Proposal for Indicator Light for Irrigation
   Well Pumps .... Tab 9
5. **BUSINESS ADMINISTRATION**
   A. Consideration of Minutes of the Board of Supervisors
   Regular Meeting held on October 7, 2025 .... Tab 10
   B. Consideration of Operation and Expenditures
   for September 2025... Tab 11

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: 2025-10-03

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

130

Comments:

Treatment in progress

Site had some minor surface aglae starting along shoreline. Treated during inspection. Shoreline grasses in good shape.

Action Required:

Routine maintenance next visit

Target:

Surface algae

October 2025

October 2025

80

Comments:

Treatment in progress

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

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

October 2025

October 2025

90

Comments:

Normal growth observed

Minor shoreline weeds present. Minor submerged algae present and treated.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae

October 2025

October 2025

100

Comments:

Treatment in progress

Very minor rebound growth of submersed Slender Spike rush. Minor surface algae present during inspection. Treatment applied at the time of inspection.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

October 2025

October 2025

F100

Comments:

Treatment in progress

Site had some submerged weed causing algae in site. Site was treated during inspection

Action Required:

Routine maintenance next visit

Target:

Surface algae

October 2025

September 2025

150

Comments:

Normal growth observed

Site is in good shape.

Action Required:

Routine maintenance next visit

Target:

Torpedograss

October 2025

October 2025

Site: F120

Comments:

Normal growth observed

Minor surface algae. Treated during inspection. Free of shoreline grasses

Action Required:

Routine maintenance next visit

Target:

Surface algae

October 2025

October 2025

Site: F160

Comments:

Treatment in progress

Submersed and floating vegetation can be seen decomposing from previous treatment. There was a little bit of rebound growth that was treated during insppection

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

October 2025

October 2025

Site: F160

Comments:

Normal growth observed

Site is in good shape very minor submerged algae today.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae

October 2025

October 2025

Site: 140

Comments:

Site looks good

Site is in good shape. Normal Minor surface algae present and treated during inspection.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

October 2025

October 2025

Management Summary

The sites in this month's inspection continue to look good. We are at the tail end of the hot and rainy months. This should start to slow the growth of shoreline grasses and algae.

We are still seeing some algae pop up on a few site. We will continue to treat as needed and stay on stop of any rebound growth.

Water level are a little bit low for this time of year with more exposed banks this will allow grow to start on shoreline banks. We will continue to treat to insure this does not get out of hand.

Trash on sites is very minimal.

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	Treatment in progress	Surface algae	Routine maintenance next visit
230	Treatment in progress	Shoreline weeds	Routine maintenance next visit
220	Normal growth observed	Sub-surface algae	Routine maintenance next visit
10	Treatment in progress	Submersed vegetation	Routine maintenance next visit
20	Treatment in progress	Surface algae	Routine maintenance next visit
30	Normal growth observed	Torpedograss	Routine maintenance next visit
F50	Normal growth observed	Surface algae	Routine maintenance next visit
F70	Treatment in progress	Submersed vegetation	Routine maintenance next visit
60	Normal growth observed	Sub-surface algae	Routine maintenance next visit
40	Site looks good	Shoreline weeds	Routine maintenance next visit

SOLITUDE 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

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

Rizzetta & Company
Professionals in Community Management

Summary, Chenwood Ave, Clubhouse

General Updates, Recent & Upcoming Maintenance Events

- Please provide a scheduled date for trimming the palm fronds and removing spent fruits and flowers.
- Please begin removing the Spanish moss throughout the property, focusing on areas within reach of the tree limbs.

The following are action items for RedTree 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. It's that time again—please provide scheduled date(s) for trimming the palms and limbing up. Especially around the pool area, as this is the largest groupings of palms. (Pic 1)

2. The playground shows significant improvement, with noticeable progress achieved in just one month since reporting this issue.

3. In the front office parking lot, the support straps on the Japanese blueberry trees should be removed, as they are beginning to embed in the branch collars. Reassessment can determine if reapplication is necessary.

4. Same area as #3; vines are beginning to grow through the crape myrtle trunks. Please remove them during the next detailing visit.

5. At the next detailing event, please have crews prioritize removing Spanish moss throughout the property within arm's reach. (Pic 5a, 5b)

Luftburrow Ln, Pond 60, Pond 30

6. While walking around the ponds, trash debris is being blown into the waters, most likely due to the storms. Please have the aquatics team remove this when on site. (Pic 6)

7. At Pond 60, the mowing crew drove between the pond and a tree trunk, creating ruts in the turf. If this occurs again, please ensure the crew tamps down the ruts to help restore the area. (Pic 7)

8. Around Pond 60, pond scum is beginning to develop. Please treat the area accordingly and remove any trash debris during maintenance. (Pic 8>)

9. When maintaining the preserve line, please ensure the mowing crews trim from the turf upward to prevent interference with overhanging plant material. (Pic 9>)

10. On the west side of Pond 30, a wax myrtle is overhanging the pathway. A nearby dying tree is beginning to lean on it, further lowering its height. I will continue to monitor, but removal of the dying tree may be necessary to preserve the wax myrtle. (Pic 10)

Luftburrow Ln, Pond 30, White Bluff Rd, Pond Comp. 100

11. This is the dying tree referenced in #10. Although not large in diameter, it is tall and could fall into the pond when cut. It is recommended to leave the tree in the preserve to naturally decay. (Pic 11)

12. The pump station on White Bluff requires detailing. Vines were previously cut, but the debris was left to decay. Please schedule a crew to clean up this area, as it is visible from a resident's home. (Pic 12)

13. At the same pump station, please continue detailing the remaining planting bed. Perform selective pruning on the wax myrtles and remove the grapevine before it becomes unruly. Additionally, please have the crew limb up any branches that overhang the chain link fence, to help keep it tidy. (Pic 13)

14. On the opposite side of the pump station, please have crew trim branches away from the electrical boxes, maintaining 3–6 feet of clearance depending on door access, with a minimum of 3 feet as a guideline. (Pic 14)

15. The red maple along Pond Comp. 100 is exhibiting fall coloration in a couple branches and epicormic growth along the trunk, indicating stress. The tree remains stable with no visible signs of branch weakness. I will continue to monitor, as recommended. (Pic 15>)

Pond Comp. 100, Pond 80, Chenwood Ave

16. Solitude – At the western tip of Pond Comp. 100, pond scum is beginning to accumulate along the edge. Please treat the area to prevent blooming and remove any trash present in the pond. (Pic 16)

17. Solitude - I did not receive a response about Pond 80, and the overflow pond attached. 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.

18. At the pump station on Chenwood, please have the crew remove the dead shrub during the next detailing event and prune out any deadwood from the wax myrtles. (Pic 18>)

19. While the crew is on site, please ensure they remove any trash or debris from the planting beds. Although minimal, a few areas contained items such as water bottles, piping, and paper debris.

20. In the front “bull-nose” plantings, several annuals appeared dried or shriveled. I informed a RedTree representative of the issue—please confirm whether these plants have been replaced. (Pic 20)

Chenwood Ave

21. At the front gate, five jasmine plants have died and are still awaiting replacement. Please provide an update on when the replacements are expected. (Pic 21)

22. In the east bed along Chenwood, outside the gate, the Jatropha is showing leaf spot symptoms. This may be related to watering or limited air circulation. Please have a member of the agronomy team assess and identify the cause. (Pic 22)

.

23. RedTree – The ligustrums look excellent. Great work, and please continue maintaining them at this standard. (Pic 23>)

1. 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 1)

2. RedTree - Please provide a proposal for the complete removal of the tree at the dead end of White Bluff Rd, remove as much of the roots as possible, backfill the hole and install a couple strips of sod. (Pic 2)

Tab 3

THE VERANDAHS

LANDSCAPE INPECTION REPORT

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

Rizzetta & Company
Professionals in Community Management

Summary, Chenwood Ave, Clubhouse

General Updates, Recent & Upcoming Maintenance Events

- Please provide a scheduled date for trimming the palm fronds and removing spent fruits and flowers.
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The following are action items for RedTree 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. It's that time again—please provide scheduled date(s) for trimming the palms and limbing up. Especially around the pool area, as this is the largest groupings of palms. (Pic 1) **In scheduling.**[1]

2. The playground shows significant improvement, with noticeable progress achieved in just one month since reporting this issue. **Noted.**[4]

3. In the front office parking lot, the support straps on the Japanese blueberry trees should be removed, as they are beginning to embed in the branch collars. Reassessment can determine if reapplication is necessary. **Will remove next visit.**[5]

4. Same area as #3; vines are beginning to grow through the crape myrtle trunks. Please remove them during the next detailing visit. **Removed 10.20.2025**[6]

5. At the next detailing event, please have crews prioritize removing Spanish moss throughout the property within arm's reach. (Pic 5a, 5b) **On going.**[2]

[3]

Luftburrow Ln, Pond 60, Pond 30

6. While walking around the ponds, trash debris is being blown into the waters, most likely due to the storms. Please have the aquatics team remove this when on site. (Pic 6) **Noted.**[1]

7. At Pond 60, the mowing crew drove between the pond and a tree trunk, creating ruts in the turf. If this occurs again, please ensure the crew tamps down the ruts to help restore the area. (Pic 7) **Noted.**[3]

8. Around Pond 60, pond scum is beginning to develop. Please treat the area accordingly and remove any trash debris during maintenance. (Pic 8>) **Noted.**[4]

9. When maintaining the preserve line, please ensure the mowing crews trim from the turf upward to prevent interference with overhanging plant material. (Pic 9>) **On going.**[5]

10. On the west side of Pond 30, a wax myrtle is overhanging the pathway. A nearby dying tree is beginning to lean on it, further lowering its height. I will continue to monitor, but removal of the dying tree may be necessary to preserve the wax myrtle. (Pic 10) **Will be done next visit.**[2]

11. This is the dying tree referenced in #10. Although not large in diameter, it is tall and could fall into the pond when cut. It is recommended to leave the tree in the preserve to naturally decay. (Pic 11) **Noted!** [1]

12. The pump station on White Bluff requires detailing. Vines were previously cut, but the debris was left to decay. Please schedule a crew to clean up this area, as it is visible from a resident's home. (Pic 12) **Completed 10.20.2025** [3]

13. At the same pump station, please continue detailing the remaining planting bed. Perform selective pruning on the wax myrtles and remove the grapevine before it becomes unruly. Additionally, please have the crew limb up any branches that overhang the chain link fence, to help keep it tidy. (Pic 13) **In progress** [2]

14. On the opposite side of the pump station, please have crew trim branches away from the electrical boxes, maintaining 3–6 feet of clearance depending on door access, with a minimum of 3 feet as a guideline. (Pic 14)

15. The red maple along Pond Comp. 100 is exhibiting fall coloration in a couple branches and epicormic growth along the trunk, indicating stress. The tree remains stable with no visible signs of branch weakness. I will continue to monitor, as recommended. (Pic 15>) **Noted** [5]

Pond Comp. 100, Pond 80, Chenwood Ave

16. Solitude – At the western tip of Pond Comp. 100, pond scum is beginning to accumulate along the edge. Please treat the area to prevent blooming and remove any trash present in the pond. (Pic 16) **Noted.**

17. Solitude - I did not receive a response about Pond 80, and the overflow pond attached. 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. **Noted.**

18. At the pump station on Chenwood, please have the crew remove the dead shrub during the next detailing event and prune out any deadwood from the wax myrtles. (Pic 18>)

Dead plants are on going.

19. While the crew is on site, please ensure they remove any trash or debris from the planting beds. Although minimal, a few areas contained items such as water bottles, piping, and paper debris. **On going.**

20. In the front "bull-nose" plantings, several annuals appeared dried or shriveled. I informed a RedTree representative of the issue—please confirm whether these plants have been replaced. (Pic 20)

Chenwood Ave

21. At the front gate, five jasmine plants have died and are still awaiting replacement. Please provide an update on when the replacements are expected. (Pic 21) **Replaced 10.17.2025**[1]

22. In the east bed along Chenwood, outside the gate, the Jatropha is showing leaf spot symptoms. This may be related to watering or limited air circulation. Please have a member of the agronomy team assess and identify the cause. (Pic 22) **Treated 10.15.2025**[2]

23. RedTree – The ligustrums look excellent. Great work, and please continue maintaining them at this standard. (Pic 23>)

Noted.[3]

Thank you.[4]

Proposals

1. 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 1) **Next visit.**[1]

2. RedTree - Please provide a proposal for the complete removal of the tree at the dead end of White Bluff Rd, remove as much of the roots as possible, backfill the hole and install a couple strips of sod. (Pic 2)

Proposal accepted and replaced 10.17.2025[2]

Tab 4

October Inspection 2025

Date: Oct 21, 2025 12:49 pm
Inspector: Armando Segarra

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

Controller	
Name	Clubhouse
Location	
Model	
Modules	11
Controller ID	147560

Water Days as of Oct 21, 2025	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

Notes
No Notes

	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	S- North across from clubhouse	Pass										
2	S- Across from clubhouse	Pass	1									
3	R- Across from clubhouse	Pass										
4	R- South end of field	Pass										
5	R- West side of field	Pass										
6	R- North end of field	Pass										
7	R- Around clubhouse	Pass										
8	R- Around pool	Pass										
9	S- Clubhouse	Pass										
10	R- Island in front of clubhouse	Pass										
11	R- South of controller	Pass										
12	S- By controller	Pass										
13	R- West of controller	Pass										

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

redtree Landscape Systems

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October Inspection. 2025

Date: Oct 21, 2025 12:51 pm
Inspector: Armando Segarra

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 Oct 21, 2025	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	Every day of the week
Program D	

Notes
No Notes

	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	1									
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										
15	S- North of zone 14	Pass						1				
16	R- Near lake	Pass										
17	S- Near controller	Pass										
18	R- South of controller	Pass										
19	S- North of gate	Pass										
20	R&S- At exit gate	Pass										
21	S- Exit side by SR 52	Pass										
22	S- Northeast side on Luftburrow	Pass										
23	S- Luftburrow and Jillian Circle	Pass										
24	R- North end of Luftburrow	Pass										
25	R- Center of Luftburrow	Pass										
26	R- South end of Luftburrow	Pass										
27		Pass										
28		Pass										
29		Pass										
30		Pass										
31		Pass										
32		Pass										
33		Pass										
34		Pass										
35		Pass										
36		Pass										
37		Pass										
38		Pass										
39		Pass										

Zone #15 - 10-21-25 1:06 pm CDT

redtree
Landscape Systems
***
powered by SmartLink Network ®

October Inspection 2025

Date: Oct 21, 2025 12:49 pm
Inspector: Armando Segarra

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 Oct 21, 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										

Tab 5

Before & After Picture for October


During


After

Tab 6

Operations Report –October 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

- 10/2/2025: Men's Bible Study
- 10/7/2025: Board Meeting
- 10/9/2025: Men's Bible Study
- 10/16/2025: Men's Bible Study
- 10/21/2025: ACC Meeting
- 10/22/2025: Creative Management Meeting
- 10/23/2025: Men's Bible Study
- 10/27/2025: CRR Meeting
- 10/28/2025: HOA Meeting
- 10/30/2025: Men's Bible Study

- **Resident Payment Log:**

Debit Card Reimbursement

- Amazon: $14.99 Monthly Subscription
- Amazon: $223.73
- Total: $238.72

- **Suggestions/ Concerns:**

- Nothing at this time

Tab 7

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** December 2nd, 2025 @ 6:30 PM

District Manager's Report

November 4

2025

THE VERANDAHS CDD

FINANCIAL SUMMARY	**9/30/2025**
General Fund Cash & Investment Balance:	$425,613
Reserve Fund Cash & Investment Balance:	$258,131
Debt Service Fund Investment Balance:	$176,526
Total Cash and Investment Balances:	**$860,270**

General Fund Expense Variance: $50,865 **Under Budget**

Tab 8

Quarterly Compliance Audit Report

The Verandahs

Date: October 2025 - 3rd Quarter
Prepared for: Matthew Huber
Developer: Rizzetta
Insurance agency:

Preparer:
Susan Morgan - *SchoolStatus Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit Overview

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

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

Compliance Criteria

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

ADA Website Accessibility

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

Florida Statute Compliance

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

Audit Process

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

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

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

ADA Website Accessibility

Result: PASSED

Accessibility Grading Criteria

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

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

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

Florida F.S. 189.069 Requirements

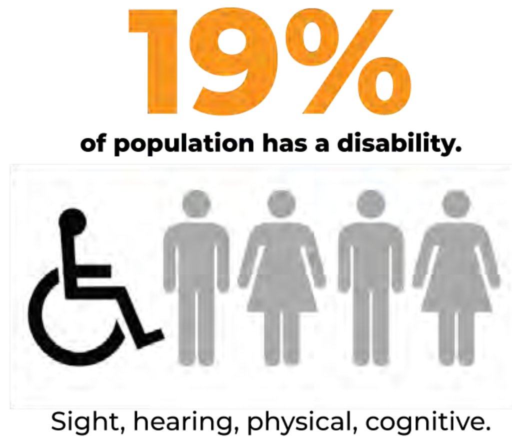
Result: PASSED

Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.



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

The legal and right thing to do

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

ADA Compliance Categories

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

Contrast and colors

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

Contract checker: *http://webaim.org/resources/contrastchecker*

Using semantics to format your HTML pages

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

Text alternatives for non-text content

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

Helpful article: *http://webaim.org/techniques/alttext*

Ability to navigate with the keyboard

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

Helpful article: *www.nngroup.com/articles/keyboard-accessibility*
Helpful article: *http://webaim.org/techniques/skipnav*

Easy to navigate and find information

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

Helpful article: *http://webaim.org/techniques/sitetools/*

Properly formatting tables

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

Helpful article: *http://webaim.org/techniques/tables/data*

Making PDFs accessible

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

Helpful articles: *http://webaim.org/techniques/acrobat/acrobat*

Making videos accessible

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

Helpful article: *http://webaim.org/techniques/captions*

Making forms accessible

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

Helpful article: *http://webaim.org/techniques/forms*

Alternate versions

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

Feedback for users

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

Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 9

Stellar Electrical Services LLC

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

Estimate

Date	Estimate #
10/23/2025	10232025001

Name / Address
The Verandahs CDD

Project

Description	Qty	U/M	Rate	Total
Tripped Breaker Indicator Light for Irrigation Well Pumps				
Labor	12		95.00	1,140.00
Service Charge	1		95.00	95.00
Fuel Surcharge	1		5.97	5.97
Estimated Material - qty. 2 - Mounting Rails Contactor, qty.2 - NC Contactor 60 amp 120 Coil, qty. 2 - outdoor Nema 4 Metal Powder Coated 10 x 8 x 6 Contactor Cabinet, qty.2 - light fixtures protected jelly jar type, qty.2 - Red light bulb, qty.2 - Double gang WP j box 4 hole 1/2 inch, qty.2 - Double gang cover plate, qty.2 - 8ft x 6in pressure treated board, qty.12 - 5 inch wood screw, qty.50ft - 1/2 inch flex conduit, qty.16 - 1/2 flex connector, qty.150ft - #10 stranded wire, qty.20 - Wire connectors, qty.1 - 3 pole Eaton 60 amp Breaker. qty.1 Liquid rubber coating quart, qty. 2 6" x 6" metal post cap. All other material items needed to complete this installation	1		800.00	800.00
-This proposal is for the procurement and installation of the commercial grade material items listed above. The existing service entrance conductors are installed with number six American wire gauge wire ran from the transformer to the meter can for the electrical service at Chenwood Ave & Luftburrow Lane. This service powers the well pump for the irrigation of the landscape area. This service has a 30 Amp 3 Pole Fused Main Service Disconnect providing overcurrent protection for the main lug distribution panel. The well pump installed is a 7 ½ Horse motor which draws 40 amps. The 40 Amp draw of the motor are blowing the 30 Amp fuses installed inside the Main Disconnect. The number Six service entrance conductors allow for up to 60 Amps. The circuit breaker for a motor is allowed to be oversized by up to 250 percent to allow for the momentary start up current. This 7 ½ horse well pump motor controlling circuit breaker can be up to a 100 amp 3 pole circuit breaker per the				

	Total

Stellar Electrical Services LLC

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

Estimate

Date	Estimate #
10/23/2025	10232025001

Name / Address
The Verandahs CDD

Project

Description	Qty	U/M	Rate	Total
national electrical code, only if the main service conductors where installed to support that amount of current. This service is limited to 60 Amp 3 Pole Circuit Breaker due to the number Six service entrance conductors. The national electrical code will allow for a 7 ½ motor to be controlled by a 60 amp 3 pole circuit breaker as long as it can handle the motors momentary start up current. The actual momentary start up current is unknown. The 60 amp 3 pole circuit breaker will greatly increase the available start up current. This breaker replacement (from 30 amp to 60 amp) was conducted to the irrigation well service at Chenwood Ave & Saulston Place. Since upgrading the breaker in late 2024 to date the well breaker no longer nuisance trips. This proposal is also for the procurement and installation of a red indicator light to be installed at this irrigation well service located at Chennwood Ave & Luftburrow Lane and the irrigation well service located at Chenwood Ave & Saulston Place. The Indicator lights shall be installed and wired to turn the light on when the well breaker is tripped or manually turned off. This work shall require installing a light fixture, weather rated contactor cabinet, a contactor, and splice junction box to the well conductors and all other necessary conduits and conductors to activate an indicator light when the irrigation well breaker is tripped or manually turned off. A 2" x 6" x 5' pressure treated board shall be installed to the side of an available service support post for the indicator light to mount too. Please note that the indicator light shall be powered by a separate 20 amp single pole breaker installed into the same panel as the well pump breaker. If power is ever lost to the entire electrical service, the new indicator light will not turn on. This new indicator light will only activate when (A.) the entire electrical service is fully powered on and (B.) when the well breaker is tripped off OR manually turned off. This proposal also allows for the material and labor to either apply a liquid rubber coat to the electrical service post tops				

	Total

Stellar Electrical Services LLC

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

Estimate

Date	Estimate #
10/23/2025	10232025001

Name / Address
The Verandahs CDD

Project

Description	Qty	U/M	Rate	Total
or installed a metal 6” x 6” post cap where clearances allows for the post cap attachment screws to both electrical services at Chenwood Ave & Luftburrow Lane and Chenwood Ave & Saulston Place. The existing post tops are not currently protected from the elements and are showing signs of water rot damage. The application of a rubber membrane or metal post cap will greatly increase the lifespan of the electrical service support posts.				

Total

Stellar Electrical Services LLC

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

Estimate

Date	Estimate #
10/23/2025	10232025001

Name / Address
The Verandahs CDD

Project

Description	Qty	U/M	Rate	Total
-Payments are due upon receipt. If additional time and material is needed to complete this project due to any unforeseen damages, obstructions, or changes to the installation during the time of scheduled visit you will be notified immediately of the problem and be advised of the additional costs. -This proposal is valid for Thirty (30) days from the date shown at the top of the estimate. -I have reviewed the attached items and confirm that they meet my requirements. I accept this estimate and all its contents and wish to move forward with the repair. Printed Name Signed Name Date				

Total $2,040.97


New Indicator Light
Location
Luftburrow Lane &
Chenwwod Ave


New Indicator Light Location
Saulston Place &
Chenwood Ave

Tab 10

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, October 7, 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**
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 *(via call)***
Elena Gerstenfeld	**DE, Dewberry Engineering *(via call)***
John Burkett	**Representative, Red Tree Landscape**
Pete Lucadano	**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. The Board also approved the proposal from Solitude Lake Management to renew their services beginning November 1, 2025 in the amount of $16,560 annually ($1,380/month).

On a motion by Mr. Haupt, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors approved the proposal from Solitude Lake Management to renew their services beginning November 1, 2025 in the amount of $16,560 annually ($1,380/monthly), for The Verandahs Community Development District.

B. Landscape Inspection Specialist

The Board reviewed the landscape inspection report.

C. Red Tree

i. Review of Landscaper Comments

Red Tree shared comments with the Board and the Board approved a proposal to improve declining landscape near the exit side of the Chenwood Avenue gate.

On a motion by Mr. Basinger, and seconded by Mr. May, with all in favor, the Board of Supervisors approved the proposal from Red Tree in the amount of $985.00 to improve the declining landscape near the exit side of the Chenwood Avenue gate, for The Verandahs Community Development District.

ii. Review of Irrigation Report

The Board reviewed the report.

Iii. Consideration of Proposal for Sod Replacement

The Board approved sod replacement at three (3) separate areas of the community in the amount of $21,875.00. The Board stated that they wish to have the Project Manager be in continuous communication with the Board Chairman throughout the course of this project.

On a motion by Mr. Basinger, and seconded by Mr. May, with all in favor, the Board of Supervisors approved the proposal from Red Tree in the amount of $21,875.00 for sod replacement as stated above, for The Verandahs Community Development District.

iv. Consideration of Proposal for Installation of Jasmine Minima on Chenwood Avenue

On a motion by Mr. Basinger, and seconded by Mr. May, with all in favor, the Board of Supervisors approved the proposal from Red Tree in the amount of $335.00 to install eight (8) one-gallon Jasmine Minima in bare areas on Chenwood Avenue, for The Verandahs Community Development District.

D. Review of the Hi Trim Report

The Board reviewed the report.

E. District Counsel

Nothing to report.

F. District Engineer

i. Consideration of Work Authorization for District Engineering Services for FY 2026

On a motion by Mr. Haupt, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors approved the work authorization for District Engineering Services from Dewberry Engineers Inc. for FY 2026, for The Verandahs Community Development District.

G. Clubhouse Manager

i. Review of Clubhouse Manager's Report

Ms. Thomson reviewed the Clubhouse Manager's report with the Board. The Board approved the proposal from FitRev to replace needed items in the fitness center in the amount of $282.00

On a motion by Mr. Bassinger, and seconded by Mr. May, with all in favor, the Board of Supervisors approved the proposal from FitRev in the amount of $282.00 for the replacement of needed items in the fitness center, for The Verandahs Community Development District.

H. District Manager

Mr. Craft reviewed the District Manager's report and informed the Board that the next meeting is scheduled for Tuesday, November 4, 2025, at 6:30 pm at The Verandahs Clubhouse, located at 12375 Chenwood Ave, Hudson, FL 34669.

FOURTH ORDER OF BUSINESS — **Ratification of FY 2025-2026 EGIS Insurance Renewal**

On a motion by Mr. May, and seconded by Mr. Haupt, with all in favor, the Board of Supervisors ratified the FY 2025-2026 EGIS Insurance Renewal, for The Verandahs Community Development District.

FIFTH ORDER OF BUSINESS — **Consideration of Fourth Addendum to Contract for Professional Amenity Services**

Mr. Craft reviewed the Fourth Addendum to the Contract for Professional Amenity Services with the Board.

On a motion by Mr. Basinger, and seconded by Mr. May, with all in favor, the Board of Supervisors approved the Fourth Addendum to the Contract for Professional Amenity Services with Rizzetta & Company, for The Verandahs Community Development District.

SIXTH ORDER OF BUSINESS — **Consideration of Minutes of Board of Supervisors' Regular Meeting held on September 2, 2025**

On a motion by Mr. May, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on September 2, 2025, as presented, for The Verandahs Community Development District.

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

On a motion by Mr. Haupt and seconded by Mr. May, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for August 2025, totaling $43,874.09, as presented, for The Verandahs Community Development District.

EIGHTH ORDER OF BUSINESS — **Supervisor Requests**

There were no supervisor requests. .

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. Basinger, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors adjourned the meeting at 7:01 p.m., for The Verandahs Community Development District.

___________________________ ___________________________
Secretary/Assistant Secretary Chair/Vice Chair

Tab 11

The Verandahs Community Development District

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

Operations and Maintenance Expenditures
September 2025
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2025 through September 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **$48,135.00**

Approval of Expenditures:

____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Brenton A. Basinger	300214	BB090225	Board of Supervisors Meeting 09/02/25	$	200.00
Dewberry Engineers, Inc.	300226	22460708	Engineering Services 07/25	$	785.00
Digital South Communications, Inc.	300223	593526213	Monthly Phone Service 09/25	$	41.54
Egis Insurance Advisors, LLC	300228	29601	Policy# 100125104 10/01/25-10/01/26	$	13,239.00
Frontier Florida, LLC	20250919-1	727-856-7773-073119-5 09/25 ACH	727-856-7773-073119-5 09/25	$	181.99
High Trim, LLC	300186	6456	Tree Trimming 07/25	$	925.00
Johnny Cool, Inc.	300184	12093	Semi-Annual Maintenance Agreement 09/25	$	850.00
Pasco County Utilities	20250904-1	22839967 ACH	12375 Chenwood Ave 07/25	$	82.10
Pest Sheild of St. Petersburg, Inc.	300215	7434931	Pest Control Services 08/25	$	90.00
Pye-Barker Fire & Safety, Inc.	300185	IV00717452	Compliance and Inspection 03/25	$	325.00
RedTree Landscape Systems, LLC	300216	31153	Monthly Landscape Maintenance 09/25	$	10,350.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
RedTree Landscape Systems, LLC	300216	31285	Irrigation Repairs 06/25	$	197.32
RedTree Landscape Systems, LLC	300216	31320	Irrigation Repairs 08/25	$	206.96
RedTree Landscape Systems, LLC	300216	31333	Shrub Removal 09/25	$	250.00
RedTree Landscape Systems, LLC	300229	31503	Irrigation Repairs 09/25	$	573.28
RedTree Landscape Systems, LLC	300229	31518	Irrigation Repairs 09/25	$	46.90
RedTree Landscape Systems, LLC	300229	31519	Irrigation Repairs 09/25	$	88.62
RedTree Landscape Systems, LLC	300230	31520	Irrigation Repairs 09/25	$	37.81
Rizzetta & Company, Inc.	300182	INV0000102242	District Management Fees 09/25	$	4,988.50
Rizzetta & Company, Inc.	300183	INV0000102353	Personnel Reimbursement 08/25	$	1,358.08
Rizzetta & Company, Inc.	300225	INV0000102395	Cell Phone 08/25	$	50.00
Rizzetta & Company, Inc.	300224	INV0000102420	Personnel Reimbursement, Amenity Management & Oversight 09/25	$	2,281.32
Rizzetta & Company, Inc.	300234	INV0000103521	Personnel Reimbursement 09/25	$	1,358.08

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
Sarah Nesheiwat	300217	SN090225	Board of Supervisors Meeting 09/02/25	$	200.00
Solitude Lake Management, LLC	300231	PSI198308	Monthly Pond Maintenance 09/25	$	1,380.00
Stanley Haupt	300218	SH090225	Board of Supervisors Meeting 09/02/25	$	200.00
Straley Robin Vericker	300227	27033	Legal Services 07/25	$	1,072.00
Suncoast Rust Control, Inc.	300232	08192	Chemicals for Rust Prevention 08/25	$	1,250.00
Suncoast Sparkling Cleaning Service, Inc	300219	473	Clubhouse Cleaning 08/25	$	375.00
Thalia Snow	300233	TS092025 Refund	Clubhouse Rental Deposit Refund 09/25	$	250.00
The Observer Group, Inc.	300220	25-01900P	Legal Advertising 09/25	$	85.31
Thomas M. May	300221	TMAY090225	Board of Supervisors Meeting 09/02/25	$	200.00
Tracy E. Mayle	300222	TM090225	Board of Supervisors Meeting 09/02/25	$	200.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Valley National Bank	20250926-1	CC083125-266 ACH	Credit Card Expenses 08/25	$ 289.40
Withlacoochee River Electric Cooperative, Inc.	20250905-1	Monthly Summary 08/25 ACH 266	Monthly Electric Services 08/25	$ 4,126.79
Report Totals				**$ 48,135.00**

The Verandahs CDD
Meeting Date: September 2, 2025

SUPERVISOR PAY REQUEST

RECEIVED 09-03-2025

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:	7:37 pm
Total Meeting Time:	1:07

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: ________________________________

Invoice

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

VERANDAHS CDD
5844 OLD PASCO ROAD
WESLEY CHAPEL, FL 33544

August 28, 2025

Project No:	50184070.000
Invoice No:	22460708
Due Date:	September 27, 2025
Project Manager	SCOTT ETHIER

Project 50184070.000 Verandahs CDD FY 2025 Gen Engineering

Professional Services from June 28, 2025 to July 25, 2025

Phase 0001 1. General Engineering

Professional Personnel

	Hours	Rate	Amount	
ENGINEER VII	2.50	260.00	650.00	
ENGINEER II	1.00	135.00	135.00	
Totals	3.50		785.00	
Total Labor				**785.00**

Total this Phase **785.00**

Billings to Date

	Current	Prior	Total
Labor	785.00	5,490.00	6,275.00
Totals	**785.00**	**5,490.00**	**6,275.00**

Total Invoice Amount Due **785.00**

RECEIVED 08-27-2025

Billing Backup

Tuesday, August 26, 2025

002 - Dewberry Engineers Inc. Invoice 22460708 Dated 08/28/2025 2:14:22 PM

Project 50184070.000 Verandahs CDD FY 2025 Gen Engineering

Phase 0001 1. General Engineering

Professional Personnel

		Hours	Rate	Amount	
ENGINEER VII					
1142 - ETHIER, SCOTT	07/01/2025	2.50	260.00	650.00	
1.5-hr Monthly CDD mtg plus travel					
ENGINEER II					
1137 - Gerstenfeld, Elana	07/01/2025	1.00	135.00	135.00	
Board of Supervisors Meeting					
Totals		3.50		785.00	
Total Labor					**785.00**

Total this Phase **785.00**

Total this Project **785.00**

Total this Report **785.00**

DIGITAL SOUTH COMMUNICATIONS, INC.

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

Invoice

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

SHIP TO
12375 Chenwood Ave Hudson, Florida 34669 United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
593526213	09/01/2025	$41.54	09/22/2025	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
09-02-2025

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

Customer	The Verandahs Community Development District
Acct #	167
Date	09/18/2025
Customer Service	Yvette Nunez
Page	1 of 1

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

Payment Information	
Invoice Summary	$ 13,239.00
Payment Amount	**$13,239.00**
Payment for:	Invoice#29601
100125104	

Thank You

Please detach and return with payment

Customer: The Verandahs Community Development District

Invoice	Effective	Transaction	Description	Amount
29601	10/01/2025	Renew policy	Policy #100125104 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/18/2025 **General Liability $4,845.00** **Property $5,039.00** **Public Officials Liability $3,355.00** **Per Sean 09-24-25**	13,239.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

09-19-2025

Total
$ 13,239.00

Thank You

Remit Payment To: Egis Insurance Advisors (321)233-9939
P.O. Box 748555
Atlanta, GA 30374-8555 accounting@egisadvisors.com

Date
09/18/2025

FRONTIER

THE VERANDAHS COMMUNITY DEVELO

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

Billing Date:
Aug 25, 2025

Billing Period:
Aug 25 - Sep 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.

Total balance
$181.99
Auto Pay is scheduled
Sep 18

Bill history		
Previous balance		$181.99
Payment received by Aug 25, thank you		–$181.99
Service summary	Previous month	Current month
Internet	$181.99	$181.99
Total services	**$181.99**	**$181.99**
Total balance		**$181.99**

RECEIVED
08-27-2025

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

FRONTIER

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

6790 0107 DY RP 25 08262025 NNNNNNNN 01 992440

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: **Aug 25, 2025**

Billing Period: **Aug 25 - Sep 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/ctnetx-privacy.

FRONTIER

THE VERANDAHS COMMUNITY DEVELO

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

Billing Date:
Aug 25, 2025

Billing Period:
Aug 25 - Sep 24, 2025

Internet

Monthly Charges

08.25-09.24	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**

INVOICE #6456

ISSUED:
07/25/2025

DUE:
07/25/2025

RECIPIENT:

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

SERVICE ADDRESS:

12317 Southbridge Terrace
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
07/24/2025				
Tree Trimming	Trimming on oak tree directly behind home a long pond bank. Tree has some smaller snap limbs up towards the top that need to be cut, so they do not fall down and hit the fence. Also light elevation and selective water sprouts	1	$925.00	$925.00*

RECEIVED 09-12-2025

Total	**$925.00**

* Non-taxable

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

Johnny Cool Inc.

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

cddinvoice@rizzetta.com

INVOICE	#12093
SERVICE DATE	Sep 03, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Sep 03, 2025
AMOUNT DUE	**$850.00**

SERVICE ADDRESS

Verandahs Club House
12375 Chenwood Ave
Hudson, FL 34669

CONTACT US

8645 RIDGE ROAD
NEW PORT RICHEY , FL 34654

(727) 847-0108
airjon99@yahoo.com

INVOICE

Services	qty	unit price	amount
SEMI-ANNUAL MAINTENANCE AGREEMENT -	1.0	$850.00	$850.00

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

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

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

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

COMMERCIAL

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

Subtotal	$850.00
Job Total	**$850.00**
Amount Due	**$850.00**

RECEIVED
09-03-2025

When paying by check please include invoice number and address of home / rental. Thank you for your business !!!
All sales are final   * Quotes are valid for 60 days from date given *

License CAC1814079

Johnny Cool Inc. Terms & Conditions

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

See our Terms & Conditions

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

Service Slip/Invoice

PESTBEAR NEW PORT RICHEY
3930 Tampa Rd
oldsmar, FL 34677
813-818-9898

INVOICE:	7434931
DATE:	08/11/2025
ORDER:	7434931

Bill To: [784032]
THE VERANDAHS CDD
FRANCES THOMPSON
3434 COLWELL AVE
TAMPA, FL 33614-8390

Work Location: [784032] 631-413-0944
THE VERANDAHS CDD (CLUBHOUSE)
FRANCES THOMPSON
12375 CHENWOOD AVE
HUDSON, FL 34669

Work Date	Time	Target Pest	Technician		Time In
08/11/2025	02:38 PM		ELIJAH_KER	ELIJAH ARDJOMAND-KERMANI	

Purchase Order	Terms	Last Service	Map Code		Time Out
	COD	08/11/2025			

Service	Description	Price
IPS	Pest Control Initial Service	$90.00

Today I diagnosed your residence and applied corrective insecticide treatment. I also cleaned all of the eaves for spider webs and applied insecticide in landscaping for active Roach control. I treated the cracks and crevices around your doors and windows. I knocked down some flying insect nests. Please have children or pets not touch treated areas until dry. Allow treatment up to 7 to 10 days for maximum pesticide results to be achieved. I also treated perimeter by the base of the house for active roaches. We are pleased to have you as a customer.

SUBTOTAL	$90.00
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$90.00

RECEIVED
09-12-2025

AMOUNT DUE **$90.00**

To help cover increasing administrative and operational costs, a $3 processing fee will now appear on customer invoices.
This fee applies to all payment methods and is not a credit card surcharge.

This small fee helps us continue to:

Provide fast, reliable customer support; invest in technician training and technology; and maintain top-tier service scheduling and communication.

If you have any questions, feel free to contact our office at:
www.pestbear.com or 813-818-9898

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

NVO CE

Pye ark Fire & Safety
10236 Fisher Ave Suite F
Tampa, FL 33619
www.pyebarkerfs.com
727-842-1714
1247PZ@pyebarkerfs.com

Custome PO:	Order No:	nvoic No:	Due Date:
	ST00450051	IV00717452	04/26/2025
Invoice Date:	**Terms:**	**Invoice Total:**	**Amount Due:**
03/27/2025	Net 30	325.00	325.00

License: EF20001593/FED17000006/FED17000007

BILL TO:
158768 - THE VERANDAHS CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614-8390

WORKSITE:
158768 - THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT
12375 CHENWOOD AVE
Hudson, FL 34669

Authorized By:	Job Number:	Service Location:	Bill To ID:	Worksite ID:	Technician:
FRANCES THOMSON	CON0000114343	Tampa, FL	158768	158768	Kobe Monro

Item	Description	Qty	Unit Price	Total	Tax
DPC	Dispatch And Compliance	1	85.00	85.00	0.00
IA	Annual Fire Ext Insp	3	12.00	36.00	0.00
SYABC5	5Lb ABC Six Year	3	68.00	204.00	0.00
	Work Notes:				

Save time and stamps by going paperless. View, print, and pay your invoices online at **https://customer.pyebarkerfire.com/**

You agree that the services subject to this invoice are governed by the Pye-Barker General Terms and Conditions located at https://pyebarkerfs.com/generalterms, which shall be incorporated herein by reference.

Remit To Address:
Pye-Barker Fire & Safety, LLC
PO BOX 735358
Dallas, TX 75373-5358

PAY NOW:

Use the token below to create your account
i4fWW1EuRG8=
https://customer.pyebarkerfire.com

Reference: PBFS-PZ

RECEIVED 09-05-2025

Subtotal	325.00
Tax	0.00
Freight	0.00
Total	325.00

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.: 31153
Terms: Due on receipt
Invoice date: 09/01/2025
Due date: 09/01/2025

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

Total **$10,350.00**

RECEIVED
09-01-2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

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

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

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

Invoice details
Invoice no.: 31285
Terms: Due on receipt
Invoice date: 09/03/2025
Due date: 09/03/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 6.24.25 Clubhouse Repairs on zones 1,10 & 12			
2.		**Sales**	6" Spray head	4	$21.56	$86.24
3.		**Sales**	Nozzle	16	$2.88	$46.08
4.		**Sales**	Labor-Technician	1	$65.00	$65.00

Total **$197.32**

RECEIVED
09-03-2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

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

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

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

Invoice details
Invoice no.: 31320
Terms: Due on receipt
Invoice date: 09/04/2025
Due date: 09/04/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 8.23.25 Pump, Timer A Replaced a leaking male adapter at the pump head.			
2.		**Sales**	2" M.A	1	$5.85	$5.85
3.		**Sales**	2" Coupling	1	$2.52	$2.52
4.		**Sales**	2" -90	1	$3.59	$3.59
5.		**Sales**	Labor-Technician	3	$65.00	$195.00

Total **$206.96**

RECEIVED
09-04-2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

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

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

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

Invoice details
Invoice no.: 31333
Terms: Due on receipt
Invoice date: 09/04/2025
Due date: 09/04/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Sales**	Target Area: *The side of 12042 Greengate. Scope of Work: *Remove the bush to allow full and instant access to the fire hydrant. *Prune remaining shrubs. *Edge the bed. *Pull all runners out of the bed.	1	$250.00	$250.00

Total **$250.00**

RECEIVED
09-04-2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

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

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

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

Invoice details

Invoice no.: 31503
Terms: Due on receipt
Invoice date: 09/19/2025
Due date: 09/19/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 9.2.25 12153-12307 Southbridge Terr We repaired a main line break during the repair test. We also found a lateral line break, which we repaired while on site.			
2.		**Sales**	2" 1/2 Coupling	2	$6.75	$13.50
3.		**Sales**	2" Male Adapter	2	$5.85	$11.70
4.		**Sales**	2' Slip Fix	1	$35.00	$35.00
5.		**Sales**	2" 1/2 x 2" Reducer	2	$6.50	$13.00
6.		**Sales**	2" 1/2 Slip Fix	1	$65.00	$65.00
7.		**Sales**	10" Valve Box Lid (Green)	1	$40.00	$40.00
8.		**Sales**	2" Pipe	2	$2.54	$5.08
9.		**Sales**	Lador-Technician	6	$65.00	$390.00

Total	**$573.28**

RECEIVED 09-19-2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

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

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

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

Invoice details
Invoice no.: 31518
Terms: Due on receipt
Invoice date: 09/19/2025
Due date: 09/19/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 9.8.25 Controller-I Replaced (5) broken nozzles on zones 13 & 14.			
2.		**Sales**	Nozzle	5	$2.88	$14.40
3.		**Sales**	Labor-Technician	0.5	$65.00	$32.50

Total **$46.90**

RECEIVED 09-19-2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

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

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

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

Invoice details
Invoice no.: 31519
Terms: Due on receipt
Invoice date: 09/19/2025
Due date: 09/19/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 9.8.25 Clubhouse Timer Replaced (12) broken nozzles and (1) spray head on zones 1 & 15.			
2.		**Sales**	Nozzle	12	$2.88	$34.56
3.		**Sales**	6" Spray head	1	$21.56	$21.56
4.		**Sales**	Labor-Technician	0.5	$65.00	$32.50

Total **$88.62**

RECEIVED
09-19-2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

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

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

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

Invoice details
Invoice no.: 31520
Terms: Due on receipt
Invoice date: 09/19/2025
Due date: 09/19/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 9.8.25 Controller-2 Replaced a broken spray head on zone 2.			
2.		**Sales**	6" Spray head	1	$21.56	$21.56
3.		**Sales**	Labor-Technician	0.25	$65.00	$16.25

Total **$37.81**

RECEIVED 09-19-2025

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

Invoice

Date	Invoice #
9/2/2025	INV0000102242

Bill To:

VERANDAHS CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Accounting Services	1.00	$1,441.17	$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 08-28-2025

Subtotal	$4,988.50
Total	$4,988.50

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

Invoice

Date	Invoice #
8/29/2025	INV0000102353

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 08-29-2025

Subtotal	$1,358.08
Total	$1,358.08

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

Invoice

Date	Invoice #
9/1/2025	INV0000102395

Bill To:

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

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

Description	Qty	Rate	Amount
Cell Phone	50.00	$1.00	$50.00

RECEIVED 09-12-2025

Subtotal	$50.00
Total	$50.00

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

Invoice

Date	Invoice #
9/12/2025	INV0000102420

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	$940.00	$940.00
Personnel Reimbursement	1.00	$1,341.32	$1,341.32

RECEIVED 09-15-2025

Subtotal	$2,281.32
Total	$2,281.32

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

Invoice

Date	Invoice #
9/26/2025	INV0000103521

Bill To:

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

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

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

RECEIVED 09-29-2025

Subtotal	$1,358.08
Total	$1,358.08

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: PSI198308
Invoice Date: 9/1/2025

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 9/1/2025
Due Date 10/1/2025
Terms Net 30

Customer ID 13825
P.O. Number
P.O. Date 9/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance September Billing 9/1/2025 - 9/30/2025 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
09-01-2025

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

August 27, 2025
Client: 001308
Matter: 000001
Invoice #: 27033

RE: General

For Professional Services Rendered Through July 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
7/1/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING TELEPHONICALLY.	2.0	$610.00
7/14/2025	MS	REVISE, FINALIZE, AND TRANSMIT RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING O&M ASSESSMENTS.	0.2	$35.00
7/14/2025	KCH	REVIEW RESOLUTION ADOPTING BUDGET; REVIEW RESOLUTION IMPOSING ANNUAL ASSESSMENTS.	0.5	$152.50
7/16/2025	KCH	REVIEW FINANCIAL STATEMENTS FOR JUNE 2025.	0.5	$152.50
7/29/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	$122.00
		Total Professional Services	3.6	$1,072.00

Total Services	$1,072.00	
Total Disbursements	$0.00	
Total Current Charges		$1,072.00
Previous Balance		$889.00
Less Payments		*($889.00)*
PAY THIS AMOUNT		**$1,072.00**

RECEIVED
08-27-2025

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

Ship to C/O Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Invoice	08192
Date	Sep 1, 2025
Terms	Net 30
Due date	Oct 1, 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 09-02-2025

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. 473
DATE September 2, 2025
FOR: August Cleanings

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

DESCRIPTION	RATE	SUBTOTAL	AMOUNT
August Cleanings – Verandahs Clubhouse	$ 375.00 p/ month		
8/4/2025			
8/11/2025			
8/18/2025			
8/25/2025			
		$ 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
09-02-2025

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: $ 250.00

RECEIVED 09-24-2025

Project: Birthday Party

Date: 9/17/25 / Refund Date:

Payable To: Thalia Snow

Reason: Clubhouse Rental Deposit Refund

Requestor: Frances Thomson (Clubhouse Manager)

Directions for Check:

Thalia Snow
13926 Caden Glen Dr
Hudson Fla
34669

(813) 560-3497

Party Date: 9/20/25

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01900P **Date 09/12/2025**

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

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

Description	Amount
Serial # 25-01900P **Notice of Public Meeting Dates** **RE:** Fiscal Year 2025-2026 **Published:** 9/12/2025	$85.31

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$85.31**

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

RECEIVED 09-11-2025

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

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

INVOICE

Legal Advertising

NOTICE OF PUBLIC MEETING DATES
THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that Fiscal Year 2025-2026, regular meetings of the Board of Supervisors of The Verandahs Community Development District are scheduled to be held at 6:30 p.m at The Verandahs Amenity Center located at 12375 Chenwood Avenue, Hudson, FL 34669 on the following dates:

October 7, 2025
November 4, 2025
December 2, 2025
January 6, 2026
February 3, 2026
March 3, 2026
April 7, 2026
May 5, 2026
June 2, 2026
July 7, 2026
August 4, 2026
September 1, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, (813) 994-1001, during normal business hours, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a time, date and location approved by the Board on the record at the meeting without additional publication of notice.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting because of a disability or physical impairment should contact the District's management office, Rizzetta & Company at (813) 994-1001 at least two business days prior to the date of the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-(800) 955-8770, who can aid you in contacting the District.

Each person who decides to appeal any action taken at these meetings 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 such appeal is to be based.

The Verandahs Community Development District
Sean Craft, District Manager
September 12, 2025 25-01900P

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

CC083125-266

0 THE VERANDAHS CDD 0

ACCOUNT SUMMARY

Credit Limit	$10,000.00
Credit Available	$9,710.00
Statement Closing Date	August 31, 2025
Days in Billing Cycle	31
Previous Balance	$128.99
Payments & Credits	$128.99
Purchases & Other Charges	$289.40
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$289.40

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	$289.40
Minimum Payment Due	**$289.40**
Payment Due Date	**September 25, 2025**

RECEIVED
09-05-2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			$49.08	
08/07	08/07	F1515006V000PR219	ADJUSTMENT-PAYMENTS	178.07
08/25	08/25	F1515007D00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	128.99-
		MICHELLE WHITE	**$0.00**	
		FRANCES THOMSON	**$111.33**	
08/07	08/07	82305096VEHNTNNER	AMAZON MARK* N24NK9OB3 SEATTLE WA MCC: 5999 MERCHANT ZIP:	6.96
08/07	08/07	82305096VEHNTWD6G	AMAZON MARK* IF6NJ8EU3 SEATTLE WA MCC: 5999 MERCHANT ZIP:	10.38
08/10	08/10	82305096ZEHMQQSE3	AMAZON RETA* EF0ES7K63 SEATTLE WA MCC: 5331 MERCHANT ZIP:	79.00
08/30	08/30	55432867J5V80FXN3	AMAZON PRIME*4A0T005L3 AMZN.COM/BILL WA MCC: 5968 MERCHANT ZIP:	14.99

Please detach bottom portion and submit with payment using enclosed envelope

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

PAYMENT INFORMATION

Payment Due Date	**September 25, 2025**
New Balance	**$289.40**
Minimum Payment Due	$289.40
Past Due Amount	$0.00
Amount Enclosed:	$

Make Check Payable to:

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

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

IMPORTANT ACCOUNT INFORMATION

$0 - $289.40 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 09/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	$1.22	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	$0.28	$0-$500,000 = 0.25%
New Cashback Balance	$1.50	$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-Aug-25
Payment Date 25-Sep-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
8/7/2025	Valley Bank	CC Payment Credit	178.07	178.07	
8/7/2025	Amazon	Supplies	17.34	17.34	
8/10/2025	Amazon	Supplies	79.00	79.00	
8/30/2025	Amazon	Monthly Subscruption (August)	14.99		14.99
	TOTAL		**$ 289.40**	**$ 274.41**	**$ 14.99**
				57200-4619	**57200-4704**

amazon.com

Details for Order #111-6341413-8022626

Print this page for your records.

Order Placed: August 5, 2025
Amazon.com order number: 111-6341413-8022626
Order Total: $17.34

Not Yet Shipped

Items Ordered	**Price**
1 of: *Highlighter - 12 pack color highlighter, color transparent visible fluorescent pen shell, wide chisel point mark, fluorescent pen, school, office* Sold by: Afruey Healthy (seller profile) Supplied by: Other Condition: New	$5.39
1 of: *Unjoo Clear Plastic Straight Ruler, 12 Inch, Bulk Assorted Colors, Shatterproof with Inches and Centimeters for School, Home, or Office (8 Pack)* Sold by: Unjoo (seller profile) Supplied by: Other Condition: New	$4.99
1 of: *Bostitch Office Pencil Sharpener, One Assorted Color, Twist-n-Sharp, Kids & Colored Pencils, (PS1-ADJ)* Sold by: Amazon.com Services, Inc Supplied by: Other Condition: New	$1.97
1 of: *Amazon Basics Woodcased Classroom 2 Pencils with Erasers, Pre-sharpened, HB Lead, Value Pack of 30 count, Orange* Sold by: Amazon.com Services, Inc Supplied by: Other Condition: New	$4.99

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

Shipping Speed:
Amazon Day Delivery

Payment information

Payment Method:
Mastercard ending in 0442
View related transactions

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

Item(s) Subtotal:	$17.34
Shipping & Handling:	$0.00

Total before tax:	$17.34
Estimated tax to be collected:	$0.00

Grand Total:	**$17.34**

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

Order Summary

Order placed August 10, 2025 Order # 111-4842929-6684267

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

Payment method
Mastercard ending in 0442
View related transactions

Order Summary

Item(s) Subtotal:	$79.00
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$79.00
Estimated tax to be collected:	$0.00
Grand Total:	**$79.00**

Arriving overnight 4 AM – 8 AM

Bobrick Wall-Mounted Liquid Soap Dispenser, Satin-Finish Stainless Steel, 40 fl-oz Capacity, Vandal-Resistant Design with Refill Indicator Window, Top Fill Commercial Bathroom Accessory (Model B-4112)
Sold by: Amazon.com
Supplied by: Other
$79.00

For mens room

Details for Order # D01-6542306-8592235
Print this page for your records.

Amazon.com order number: D01-6542306-8592235
Order Total: $14.99

Digital Order: August 30, 2025

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

Item(s) Subtotal: $14.99

Total Before Tax: $14.99
Tax Collected: $0.00

Total for this Order: $14.99

Payment Information

Payment method
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.

Withlacoochee River Electric Services
The Verandahs CDD
Summary Electric 08/25

Account #	**Amount**	Bill Date	Due Date	**Service Address**	**GL Code**	**Object Code**
1573431	$ 524.65	8/20/2025	9/12/2025	Public Lighting	53100	4307
1573432	$ 3,281.31	8/20/2025	9/12/2025	Public Lighting	53100	4307
1573433	$ 42.42	8/20/2025	9/12/2025	12013 Chenwood Ave -Sign	53100	4301
2026777	$ 41.46	8/20/2025	9/12/2025	12414 Southbridge Ter	53100	4301
2095489	$ 236.95	8/20/2025	9/12/2025	12375 Chenwood Ave - Clubhouse	53100	4304

Total	**$4,126.79**

Total by Code	4301	$ 83.88	Utility Services
	4304	$ 236.95	Recreational Facility
	4307	$ 3,805.96	Area Lighting
Grand Total		**$ 4,126.79**	

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	**08/20/2025**
Amount Due	**524.65**
Current Charges Due	**09/12/2025**

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		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

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.

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

DO NOT PAY
Total amount will be electronically transferred on or after 09/05/2025.

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: 08/20/2025

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	**09/05/2025**
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	**08/20/2025**
Amount Due	**3,281.31**
Current Charges Due	**09/12/2025**

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

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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
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Your Touchstone Energy® Cooperative
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District: BP13

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

Electronic Funds Transfer on or after	**09/05/2025**
TOTAL CHARGES DUE	**3,281.31**
DO NOT PAY	

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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	**08/20/2025**
Amount Due	**42.42**
Current Charges Due	**09/12/2025**

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
07/15	12706	08/15	12727				21

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2025	31	1
Jul 2025	29	1
Aug 2024	31	1

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

1 0 3 6 5 3 8 4

Previous Balance		42.32
Payment	42.32CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 21 KWH @ 0.06090	1.28	
Fuel Adjustment 21 KWH @ 0.04400	0.92	
FL Gross Receipts Tax	1.06	
Total Current Charges		42.42
Total Due E.F.T.		42.42

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DO NOT PAY
Total amount will be electronically transferred on or after 09/05/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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Bill Date: 08/20/2025

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District: BP13

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

Electronic Funds Transfer on or after	**09/05/2025**
TOTAL CHARGES DUE	**42.42**
DO NOT PAY	

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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	**08/20/2025**
Amount Due	**41.46**
Current Charges Due	**09/12/2025**

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
07/16	1669	08/15	1681				12

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2025	30	0
Jul 2025	30	1
Aug 2024	31	0

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

1 0 3 6 5 3 8 4

Previous Balance		42.32
Payment	42.32CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 12 KWH @ 0.06090	0.73	
Fuel Adjustment 12 KWH @ 0.04400	0.53	
FL Gross Receipts Tax	1.04	
Total Current Charges		41.46
Total Due E.F.T.		41.46

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DO NOT PAY
Total amount will be electronically transferred on or after 09/05/2025.

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

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District: BP13

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

Electronic Funds Transfer on or after	**09/05/2025**
TOTAL CHARGES DUE	**41.46**
DO NOT PAY	

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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	**08/20/2025**
Amount Due	**236.95**
Current Charges Due	**09/12/2025**

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
07/16	88873	08/15	90702				1829

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2025	30	61
Jul 2025	30	56
Aug 2024	31	59

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		220.27
Payment	220.27CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 1,829 KWH @ 0.06090	111.39	
Fuel Adjustment 1,829 KWH @ 0.04400	80.48	
FL Gross Receipts Tax	5.92	
Total Current Charges		236.95
Total Due E.F.T.		236.95

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DO NOT PAY
Total amount will be electronically transferred on or after 09/05/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
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Bill Date: 08/20/2025

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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	**09/05/2025**
TOTAL CHARGES DUE	**236.95**
DO NOT PAY	

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