



Rizzetta & Company

The Verandahs Community Development District

Board of Supervisors Meeting December 2, 2025

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

www.theverandahscdd.org

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

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

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

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

November 24, 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, December 2, 2025 at 6:30 p.m., at the Verandahs Amenity Center, 12375 Chenwood Ave., Hudson, FL 34669. The following is the agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. Solitude
 - i. Review of Aquatics Inspection Report..... Tab 1
 - B. Landscape Inspection Specialist
 - i. Review of Landscape Inspection Report Tab 2
 - C. Red Tree
 - i. Review of Landscaper Comments (Under Separate Cover)
 - ii. Consideration of Proposal to Remove Broken Tree..... Tab 3
 - iii. 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
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2026-01;
Notice of General Election Tab 8
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Regular Meeting held on November 4, 2025 Tab 9
 - B. Consideration of Operation and Expenditures
for October 2025..... Tab 10

6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, or need to obtain a copy of the full agenda, please do not hesitate to contact Sean Craft at scraft@rizzetta.com.

Sincerely,

Sean Craft

Sean Craft
District Manager

Tab 1

SOLITUDE

LAKE MANAGEMENT



The Verandahs CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2025-11-07

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

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

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210

Comments:

Site looks good
Nothing was noticeable or concerning on site during inspection.

Action Required:

None at this time

Target:



November 2025



November 2025

230

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



November 2025



November 2025

220

Comments:

Normal growth observed
Minor shoreline weeds present. No other issues observed during inspection.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



November 2025



November 2025

10

Comments:

Treatment in progress

Very minor rebound growth of submersed Slender Spike rush. Minimal shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



November 2025



November 2025

20

Comments:

Normal growth observed

Site has minimal shoreline weeds. Nothing else was observed during the inspection.

Action Required:

Routine maintenance next visit

Target:



November 2025



November 2025

30

Comments:

Site looks good

Site is in good shape.

Action Required:

Routine maintenance next visit

Target:



November 2025



November 2025

Site: F50

Comments:

Site looks good

Site is in good shape. Nothing concerning was observed during inspection.

Action Required:

Routine maintenance next visit

Target:



November 2025



November 2025

Site: 60

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 inspection

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



November 2025



November 2025

Site: F70

Comments:

Normal growth observed

Site is in good shape very minor submersed algae today.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



November 2025



November 2025

Site: 40**Comments:**

Site looks good

Site is in good shape. Normal
Shoreline weeds emerging.
Nothing was concerning during
Inspection.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



November 2025



November 2025

Management Summary

The sites in this month's inspection continue to look good. As we enter the colder months, growth should start to slow down for shoreline grasses and algae.

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

Water levels are a little bit low for this time of year, with more exposed banks. This will allow growth to start on shoreline banks. We will continue to treat to ensure 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	Site looks good		None at this time
230	Treatment in progress	Shoreline weeds	Routine maintenance next visit
220	Normal growth observed	Shoreline weeds	Routine maintenance next visit
10	Treatment in progress	Submersed vegetation	Routine maintenance next visit
20	Normal growth observed		Routine maintenance next visit
30	Site looks good		Routine maintenance next visit
F50	Site looks good		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



The Verandahs CDD

Hudson, FL

1-888-480-5253



NPM 04/2022

Tab 2

THE VERANDAHS

LANDSCAPE INSPECTION REPORT



November 07, 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. Weeds are growing in the cracks of the drains and in patches throughout the mulched areas. Please treat these areas accordingly and hand-pull any weeds over 3 inches in height. (Pic 1)



....needs to be removed. Some branches are beginning to grow bare, and a few trees have thinning canopies. Please address this and schedule the necessary maintenance. (Pic 4)



2. One of the driplines along the outside of the pool, just west of the pool area, is cut. Has this issue been addressed and repaired? (Pic 2>)
3. Hopefully this is an isolated incident, but during my inspection I found cut plant debris in the Ixora planting beds near the Amenity Center. While this isn't a recurring issue, please remind the crew to always remove plant debris after trimming or cutting.
4. The pond across from the Amenity Center has several trees where Spanish moss....



Pond 40, Pond 60

5. Around Pond 40, please have the aquatics team walk the shoreline and remove all trash and debris. (Pic 5)



8. Around the shoreline of Pond 60, trash is beginning to accumulate. Aquatics team, please remove the debris and provide a proposal for disposal if necessary. (Pic 8a, 8b>)



6. Please begin scheduling crews to remove the Spanish moss from the trees. This specific tree is located on the west side of Pond 40, just across the street from the Amenity Center. (Pic 6)



7. At Pond 60, the crew has again left tire tracks in two areas. The crew needs to follow these steps to prevent and correct this issue: Line-trim the turf in areas where equipment passes to avoid creating tracks. If ruts or indents are created, tamp down the turf to level out the affected areas. Please ensure the crew is reminded and follows these procedures moving forward. (Pic 7a>, 7b>)



Pond 60, White Bluff Rd, Flood Comp. 100

<8b



12. Flood Comp 100 — there are small amounts of algae blooms and scattered trash along the edge line. Solitude, please visit the pond to treat and remove debris as needed. (Pic 12a, 12b>)

12a



9. Along the shoreline of Pond 60, a few cypress tree roots were nicked. Please remind the crew to lift the mower blades to prevent this from happening again, as repeated damage can stress the trees. Adjust procedures accordingly. (Pic 9)

9



<10a



10. Pond 60 is developing algae blooms along the shoreline. Aquatics team, please treat the affected ponds accordingly and report back your findings. (Pic 10>)

<10b



11. I am still noticing grape vines hanging over and weighing down several tree limbs, particularly along White Bluff Rd. When should we expect these vines to be removed? Should we consider scheduling High Trim to assist with pushing back the preserve edge so the common area can be properly maintained?



Pond Comp. 100, Pond 80, Chenwood Ave

<12b



15. I observed that the newly installed Jasmine plantings, which were included in the mulch proposal, have not yet been mulched. I have reached out to the vendor for confirmation on the installation timeline and will continue to monitor this area for completion. (Pic 15)

15



<13b



13a



13. The newly planted tree along Flood Comp 120 was reported to RedTree and confirmed as replaced. However, I noticed the gator bag included in the proposal was not installed. RedTree, please confirm whether this item has been added, as it is especially important given the ongoing drought conditions. Additionally, verify if an irrigation dripline is present in this area. If there is no irrigation in place, the gator bag line item should be credited back to the CDD. (Pic 13a, 13b>)

<14

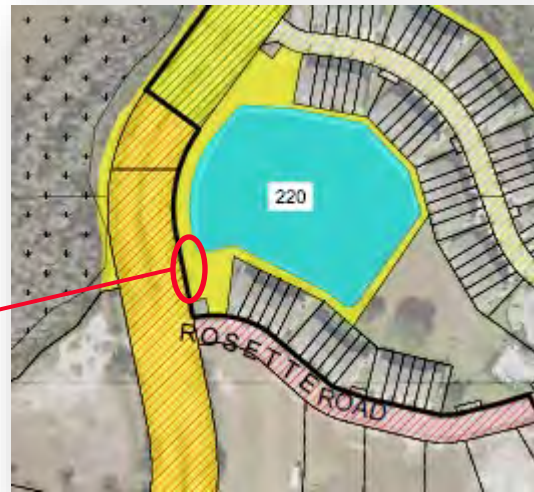


14. On the west side of Flood Comp 120, the drainage structure and the ponds edge has a noticeable buildup of trash, likely carried in by past rainstorms. Please have the mowing crew remove the debris during their next scheduled visit. (Pic 14>)



Chenwood Ave

16. RedTree, I noticed this object in the ground on the east side of the entrance before entering the gate. Are you familiar with it or aware of its purpose? If it is not something that needs to remain, please provide a proposal for its removal. (Pic 16)



17. This irrigation line was flagged during my inspection — can you please confirm whether it has since been repaired? (Pic 17)



Proposals

1. RedTree, please provide a proposal to fill in the Jasmine Minima planting bed at the Amenity Center. Before planting, ensure the irrigation system is functioning properly. (Pic 1)



2. RedTree, please provide a proposal to flush-cut the two (2) split cypress trees located along the west side of Pond 40. (Pic 2a, 2b>)



Tab 3



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

Behind 12908 White Bluff Road

**TREE REMOVAL PROPOSAL
FOR
*The Verandahs CDD***

Attention: Sean Craft, District Manager

November 24, 2025

Scope of Work:

Remove the fallen and remaining tree portions, cut them up, and dispose of them in the wood line (as per Department of Environmental Protection guidelines).



Total Cost: \$1,350.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by John Burkett, Client Services Manager
jburrkett@redtreelandscape.com / Cell phone: (727) 267-2059

Tab 4



powered by SmartLink Network ®

November Inspection 2025

Date: Nov 05, 2025 8:03 am
Inspector: Norbet Webb

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 Nov 05, 2025	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

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

Full head adjustment done

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
13	R- West of controller	Pass										
14	R- By controller	Pass										
15	S- Pond on Saulston Place	Pass							1			
16	S- Around lift station on White Bluff	Pass										
17	S- West side of White Bluff	Pass										
18	S- East side of White Bluff	Pass										
19	S- Northeast side of White Bluff	Pass										
20	MP- End of White Bluff east	Pass										
21	MP- End of White Bluff west	Pass										
22		Pass										

Zone #15 (Broken Lateral) - 11-05-25 8:43 am CST





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November Inspection 2025

Date: Nov 17, 2025 12:05 pm
Inspector: Norbet Webb

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 Nov 17, 2025	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	Every day of the week
Program D	

Notes
Zone 24: Bad solenoid

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

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14	S- North of Southbridge	Pass										
15	S- North of zone 14	Pass										
16	R- Near lake	Pass										
17	S- Near controller	Pass										
18	R- South of controller	Pass										
19	S- North of gate	Pass										
20	R&S- At exit gate	Pass										
21	S- Exit side by SR 52	Pass										
22	S- Northeast side on Luftburrow	Pass										
23	S- Luftburrow and Jillian Circle	Pass										
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 #24 - 11-17-25 12:53 pm CST





powered by SmartLink Network ®

November Inspection 2025

Date: Nov 05, 2025 12:50 pm
Inspector: Norbet Webb

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 Nov 05, 2025	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	Every day of the week
Program D	

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

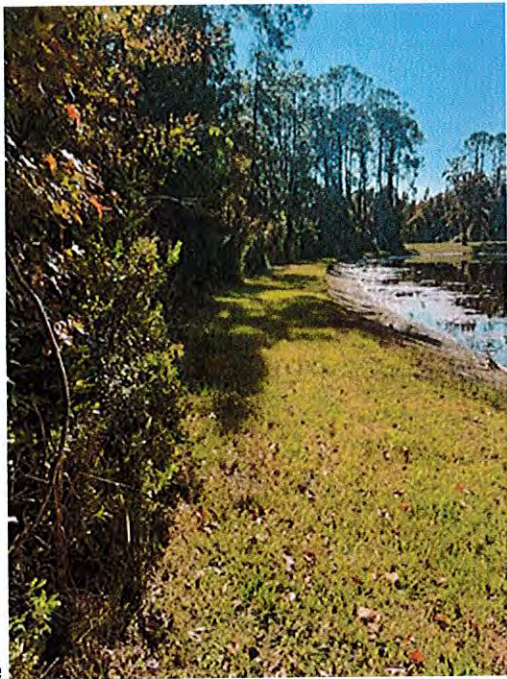
	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14	S- North of Southbridge	Pass										
15	S- North of zone 14	Pass			1							
16	R- Near lake	Pass										
17	S- Near controller	Pass				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

Zone #15 (Broken Head) - 11-05-25 1:13 pm CST

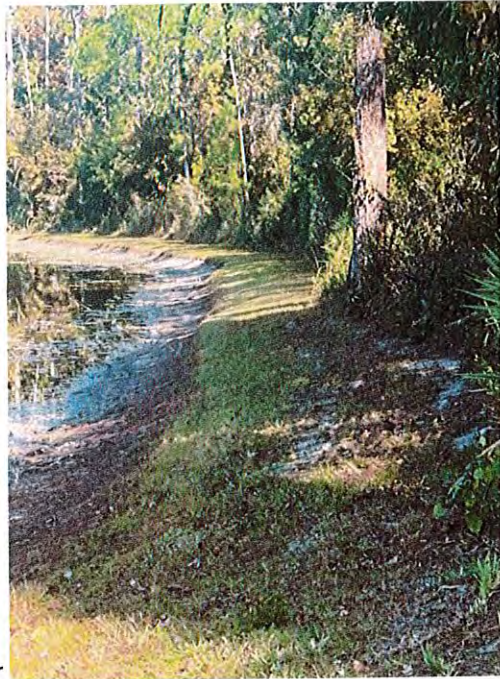


Tab 5

Before and After pics for November



Before



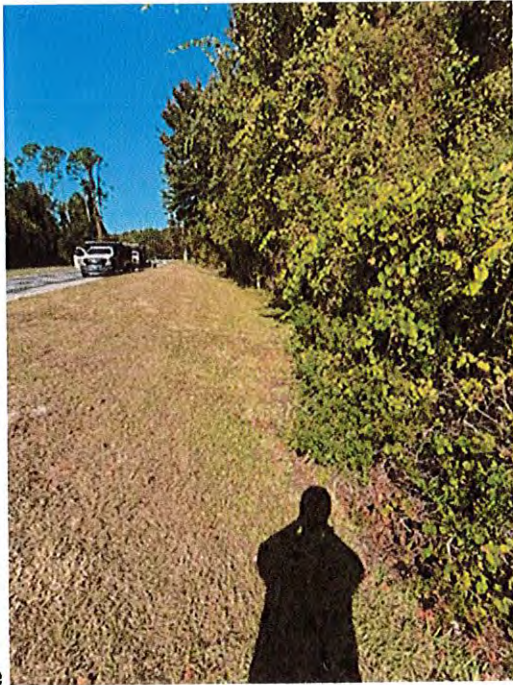
After



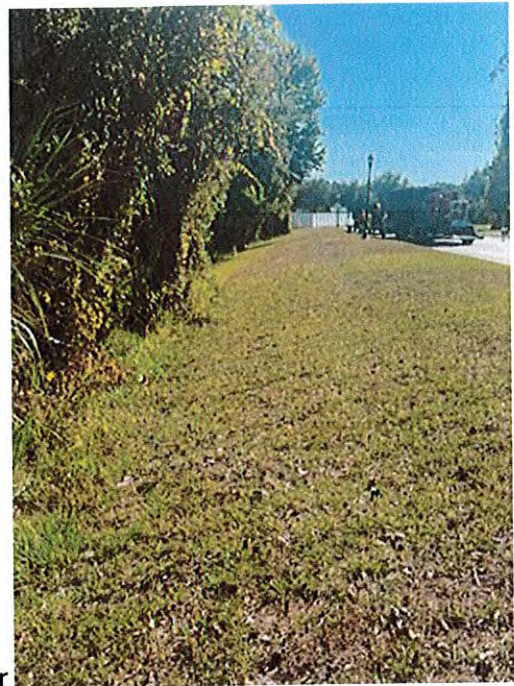
Before



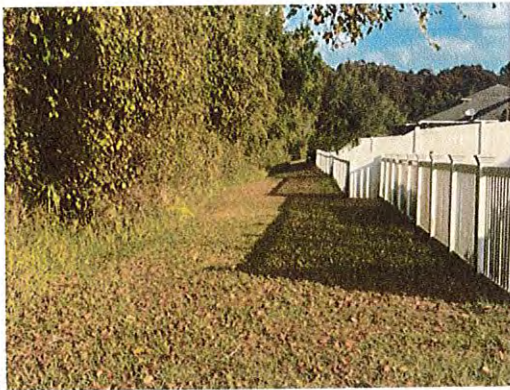
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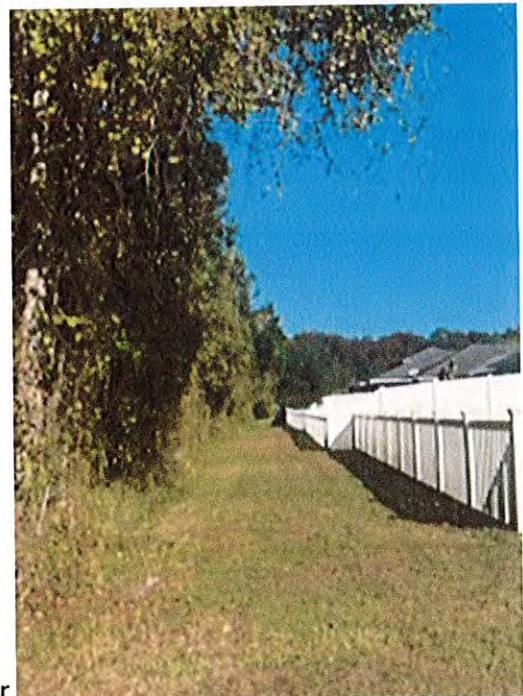
Before



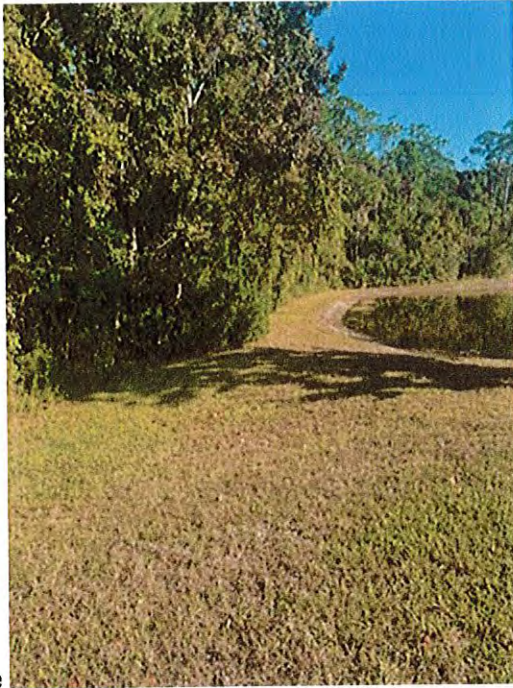
After



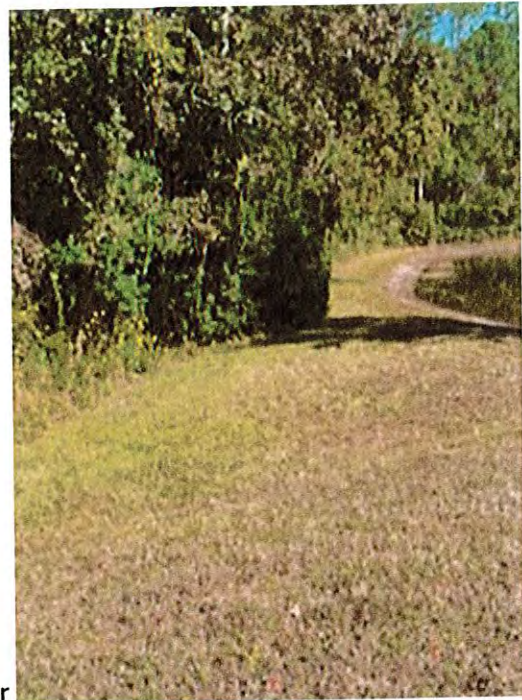
Before



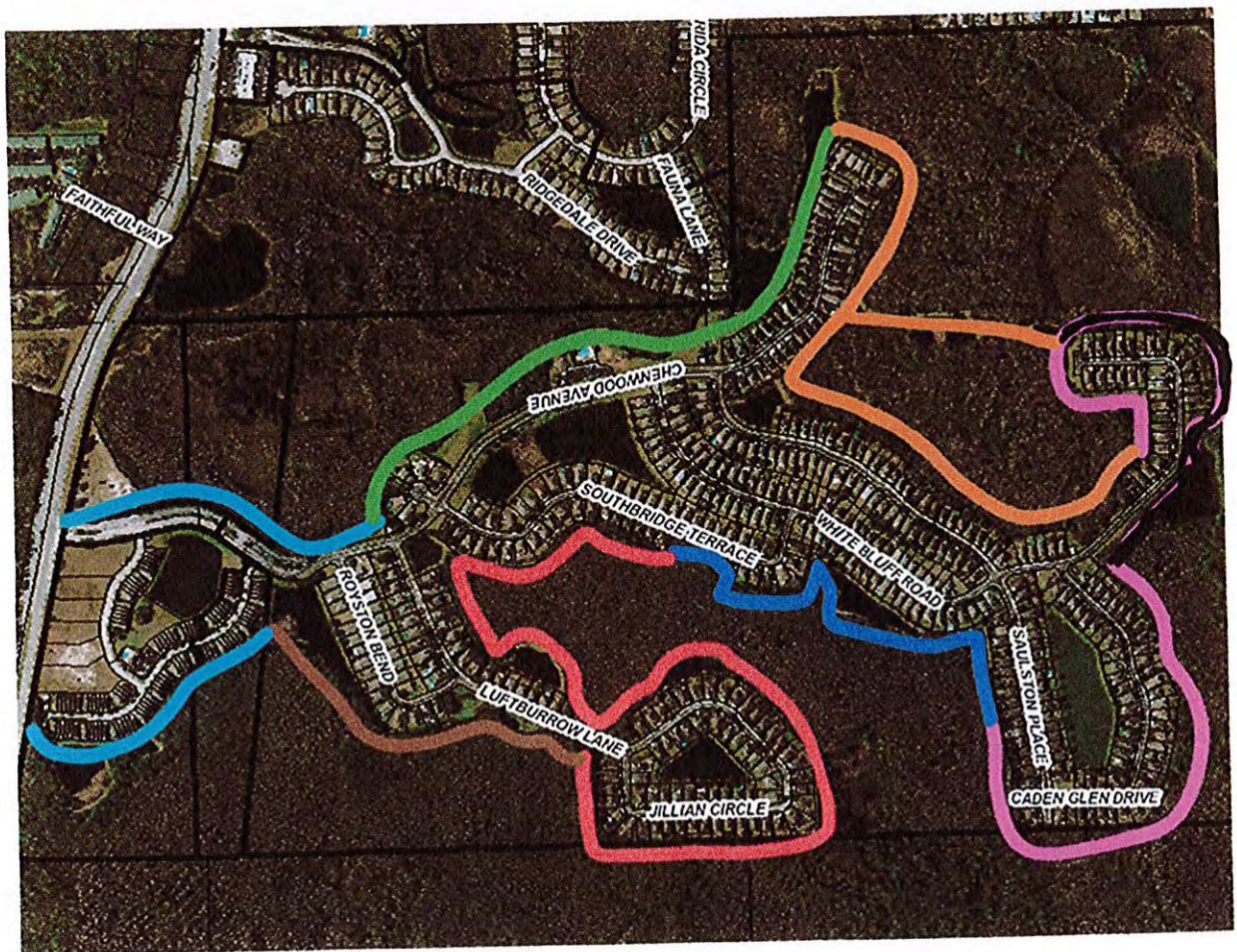
After



Before



After



Tab 6

Operations Report –November 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

- 11/02/2025: Jessica Nieves Birthday Party
- 11/04/2025: Verandah's Board Meeting
- 11/06/2025: Men's Bible Study
- 11/13/2025: Men's Bible Study
- 11/13/2025: Men's Bible Study
- 11/17/2025: CCR Meeting
- 11/18/2025: ACC Meeting
- 11/19/2025: Creative Management Meeting
- 11/25/2025: HOA Meeting
- 11/26/2025: Delilah Johnson Thanksgiving Dinner



Rizzetta & Company

- **Resident Payment Log:**

- Nothing At This Time

Debit Card Reimbursement

- Amazon: \$14.99 Monthly Subscription
- Amazon: \$362.75
- Uline: \$65.60
- Walmart: \$14.37
- Total: \$ 457.71

- **Suggestions/ Concerns:**

- I will be switching Tuesday for Thursday For Thanksgiving, So the office will be Closed Thursday and Friday since Friday Is my regular day off. But I can be reached on My cell phone if anyone needs me.

Tab 7



Rizzetta & Company

UPCOMING DATES TO REMEMBER

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

District Manager's Report

December 2

2025

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FINANCIAL SUMMARY

10/31/2025

General Fund Cash & Investment Balance: \$375,866

Reserve Fund Cash & Investment Balance: \$258,953

Debt Service Fund Investment Balance: \$178,516

Total Cash and Investment Balances: \$813,335

General Fund Expense Variance: \$3,213 Under Budget

Tab 8

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT CALLING FOR A GENERAL ELECTION TO BE HELD BY THE PASCO COUNTY SUPERVISOR OF ELECTIONS IN CONJUNCTION WITH THE GENERAL ELECTION TO BE HELD IN NOVEMBER 2026.

WHEREAS, The Verandahs Community Development District (the "**District**") is a local unit of special-purpose government established by Pasco County, Florida (the "**County**");

WHEREAS, pursuant to Section 190.006(1), Florida Statutes the District Board of Supervisors consists of five members; and

WHEREAS, Section 190.006(3), Florida Statutes provides for the election of members to specific terms and seat numbers for the District Board of Supervisors and currently calls for the election of **two (2)** members of the Board of Supervisors of the District for seat numbers and length of terms thereof:

Seat No. 1, Currently held by Tracy Mayle
Seat No. 4, Currently held by Stanely Haupt

Length of term: Four-years
Length of term: Four-years

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. General Election. There is hereby called an election in the County to be held concurrent with the General Election on the first Tuesday of November, which is November 3, 2026, for the purpose of having all of the qualified electors residing within the boundaries of the District to determine **two (2)** **qualified electors** to serve on the Board of Supervisors of the District.

Section 2. Qualifying Period. The period of qualifying as a candidate for a supervisor to the district shall be from noon June 8, 2026, through noon June 12, 2026, pursuant to Section 99.061, Florida Statutes. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3), Florida Statutes. Interested candidates should contact the Supervisor of Elections for the County for further information.

Section 3. Conduction and Procedure of Election.

- a. The election shall be conducted according to the requirements of general law and law governing special district elections.
- b. The election shall be held at the precinct polling places designated by the Supervisor of Elections in the County.
- c. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, Florida Statutes.
- d. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, Florida Statutes.
- e. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 Florida Statutes.

Section 4. Election Costs. The District shall be responsible for paying the District's proportionate share of the regular election costs, if any, pursuant to Section 100.011, Florida Statutes.

Section 5. Effective Date and Transmittal. This Resolution shall become effective upon its passage and the District's Secretary is authorized to transmit a copy of this Resolution to the Supervisor of Elections of the County.

This Resolution is duly passed and adopted on December 2, 2025.

ATTEST:

**THE VERANDAHS COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Title: ☐ Secretary / ☐ Assistant Secretary

By: _____
Name: Stanley Haupt
Title: Chairperson, Board of Supervisors

Tab 9

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, November 4, 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
Sarah Nesheiwat	Board of Supervisor, Assistant Secretary

Also Present Were:

Sean Craft	District Manager, Rizzetta & Co.
KC Hopkinson	DC, Straley, Robin, Vericker (<i>via call</i>)
Frances Thomson	Clubhouse Manager
Scott Ethier	DE, Dewberry Engineering
Elena Gerstenfeld	DE, Dewberry Engineering (<i>via call</i>)
John Burkett	Representative, Red Tree Landscape
John Steinmetz	Representative, Johnny Cool Inc.
Jen Steinmetz	Representative, Johnny Cool Inc.

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.

B. Landscape Inspection Specialist

The Board reviewed the landscape inspection report.

C. Red Tree

i. Review of Landscaper Comments

The Board reviewed the report with no comments.

ii. Review of Irrigation Report

The Board reviewed the report.

D. Review of the Hi Trim Report

The Board reviewed the report and stated that the map of the area(s) covered for the site visit was not provided and needs to be included with all future reports.

E. District Counsel

Ms. Hopkinson discussed the 2026 state required ethics training and the Board decided to have her provide that training in two-hour sessions immediately following the February and March 2026 regular meetings.

F. District Engineer

Nothing to report.

G. Clubhouse Manager

i. Review of Clubhouse Manager's Report

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

The Board requested that Ms. Thomson obtain a revised proposal from Safetouch for the S2 upgrade which removes the pool area from the original proposal. The Board then set a not to exceed amount of \$5,000 authorizing the Chairman to sign outside of a meeting.

On a motion by Mr. Basinger, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved for the Clubhouse Manager to obtain a revised proposal from Safetouch for the S2 upgrade which removes the pool area and set a not to exceed amount of \$5,000 authorizing the Chairman to sign outside of a meeting, for The Verandahs Community Development District.

On a motion by Ms. Nesheiwat, and seconded by Mr. May, with all in favor, the Board of Supervisors approved the proposal from Johnny Cool to remove and replace the A/C ducts in the amount of \$475.00 for The Verandahs Community Development District.

On a motion by Mr. Basinger, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved for the Clubhouse Manager to obtain a proposal from Stellar Electric to install a post and receptacle at the center island at the community entrance and set a not to exceed amount of \$1,500 authorizing the Chairman to sign outside of a meeting, for The Verandahs Community Development District.

H. District Manager

Mr. Craft reviewed the District Manager's report and informed the Board that the next meeting is scheduled for Tuesday, December 2, 2025, at 6:30 pm at The Verandahs Clubhouse, located at 12375 Chenwood Ave, Hudson, FL 34669.

Mr. Craft presented the 3rd Quarter Website Compliance Audit Report to the Board stating that the report showed no negative findings.

FOURTH ORDER OF BUSINESS

Consideration of Proposal for Indicator Light for Irrigation Well Pumps

On a motion by Ms. Mayle, and seconded by Mr. May, with all in favor, the Board of Supervisors approved the proposal for the indicator light for the irrigation well pumps from Stellar Electrical in the amount of \$2,040.97 for The Verandahs Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Regular Meeting held on October 7, 2025

On a motion by Mr. Haupt, and seconded by Mr. Basinger, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on October 7, 2025, as presented, for The Verandahs Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for
September 2025**

On a motion by Mr. May and seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for September 2025, totaling \$48,135.00, as presented, for The Verandahs Community Development District.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

EIGHTH 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 Ms. Nesheiwat, and seconded by Mr. Haupt, with all in favor, the Board of Supervisors adjourned the meeting at 7:19 p.m., for The Verandahs Community Development District.

Secretary/Assistant Secretary

Chair/Vice Chair

Tab 10

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 October 2025 For Board Approval

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

The total items being presented: **\$53,089.09**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brenton A. Basinger	300239	BB100725-266	Board of Supervisors Meeting 10/07/25	\$ 200.00
Dewberry Engineers, Inc.	300240	22462285	Engineering Services 08/25	\$ 915.50
Digital South Communications, Inc.	300241	593526466	Monthly Phone Service 10/25	\$ 41.54
FitRev, Inc.	300237	36350	Preventative Maintenance 10/25	\$ 185.00
Florida Department of Commerce	300249	93053	Special District Fee for FY25-26	\$ 175.00
Frontier Florida, LLC	20251021-1	727-856-7773-073119-5 10/25 ACH	727-856-7773-073119-5 10/25	\$ 181.99
High Trim, LLC	300250	6549	Tree Trimming Maintenance 09/25	\$ 2,370.00
High Trim, LLC	300250	6601	Tree Trimming Maintenance 10/25	\$ 2,370.00
Johnny Cool, Inc.	300256	12356	Service Call 10/25	\$ 149.00
Pasco County Utilities	20251006-1	23047472 ACH	12375 Chenwood Ave 08/25	\$ 73.06
Pest Sheild of St. Petersburg, Inc.	300251	7482967	Pest Control Services 10/25	\$ 90.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
RedTree Landscape Systems, LLC	300252	30963	Irrigation Repairs 08/25	\$ 130.00
RedTree Landscape Systems, LLC	300242	31641	Monthly Landscape Maintenance 10/25	\$ 10,350.00
RedTree Landscape Systems, LLC	300242	31803	Irrigation Repairs 09/25	\$ 46.90
RedTree Landscape Systems, LLC	300242	31804	Irrigation Repairs 09/25	\$ 2,280.19
RedTree Landscape Systems, LLC	300242	31846	Irrigation Repairs 09/25	\$ 2,745.12
RedTree Landscape Systems, LLC	300242	31886	Seasonal Maintenance 10/25	\$ 1,512.50
Rizzetta & Company, Inc.	300235	INV0000103560	District Management Fees 10/25	\$ 5,246.83
Rizzetta & Company, Inc.	300236	INV0000103676	Assessment Roll FY25/26	\$ 5,570.00
Rizzetta & Company, Inc.	300238	INV0000103776	Personnel Reimbursement, Amenity Management & Oversight 10/25	\$ 2,414.12
Rizzetta & Company, Inc.	300258	INV0000103865	Cell Phone 09/25	\$ 50.00
Rizzetta & Company, Inc.	300259	INV0000104431	Personnel Reimbursement 10/25	\$ 1,481.39
Romaner Graphics	300257	22875	Sign Repairs - Replaced 10/24	\$ 269.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
School Now	300253	INV-SN-1013	Annual Website Hosting ADA Compliance Service 10/25	\$ 1,537.50
Solitude Lake Management, LLC	300254	PSI206090	Monthly Pond Maintenance 10/25	\$ 1,380.00
Stanley Haupt	300243	SH100725-266	Board of Supervisors Meeting 10/07/25	\$ 200.00
Straley Robin Vericker	300248	27185	Legal Services 08/25	\$ 762.50
Suncoast Rust Control, Inc.	300255	08562	Chemicals for Rust Prevention 09/25	\$ 1,250.00
Suncoast Sparkling Cleaning Service, Inc	300244	477	Clubhouse Cleaning 09/25	\$ 375.00
Thomas M. May	300245	TMAY100725-266	Board of Supervisors Meeting 10/07/25	\$ 200.00
Tracy E. Mayle	300246	TM100725-266	Board of Supervisors Meeting 10/07/25	\$ 200.00
U.S. Bank	300247	7906151	S2016 Trustee Fees 09/01/25 - 08/31/26	\$ 4,040.63
Valley National Bank	20251028-1	CC093025-266 ACH	Credit Card Expenses 09/25	\$ 179.32
Withlacoochee River Electric Cooperative, Inc.	20251003-1	Monthly Summary 09/25 ACH 266	Monthly Electric Services 09/25	<u>\$ 4,117.00</u>
Report Totals				<u>\$ 53,089.09</u>

The Verandahs CDD
Meeting Date: October 7, 2025

SUPERVISOR PAY REQUEST

RECEIVED
10-08-2025

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

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30
Meeting End Time:	7:01
Total Meeting Time:	:31

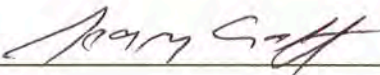
Time Over (3) Hours:	
----------------------	--

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

September 22, 2025
Project No: 50184070.000
Invoice No: 22462285
Due Date: October 22, 2025
Project Manager SCOTT ETHIER

Project 50184070.000 Verandahs CDD FY 2025 Gen Engineering

Professional Services from July 26, 2025 to August 29, 2025

Phase 0001 1. General Engineering

Professional Personnel

	Hours	Rate	Amount	
ENGINEER I	1.00	115.00	115.00	
ENGINEER VII	2.30	260.00	598.00	
ENGINEER II	1.50	135.00	202.50	
Totals	4.80		915.50	
Total Labor				915.50
		Total this Phase		915.50

Billings to Date

	Current	Prior	Total
Labor	915.50	6,275.00	7,190.50
Totals	915.50	6,275.00	7,190.50

Total Invoice Amount Due 915.50

RECEIVED
09-24-2025

Billing Backup

Thursday, September 11, 2025

002 - Dewberry Engineers Inc.

Invoice 22462285 Dated 09/22/2025

11:22:04 AM

Project	50184070.000	Verandahs CDD FY 2025 Gen Engineering
---------	--------------	---------------------------------------

Phase	0001	1. General Engineering
-------	------	------------------------

Professional Personnel

			Hours	Rate	Amount
ENGINEER VII					
1142 - ETHIER, SCOTT	08/05/2025		1.00	260.00	260.00
Monthly CDD Meeting					
1142 - ETHIER, SCOTT	08/27/2025		1.30	260.00	338.00
Site visit: Erosion Near Pond 140; 12467 Chenwood Ave					
ENGINEER II					
1137 - Gerstenfeld, Elana	08/05/2025		1.50	135.00	202.50
CDD Board Meeting					
ENGINEER I					
1136 - Arrington, Bartley	07/28/2025		1.00	115.00	115.00
CDD Goals Annual Report Mapping					
Totals			4.80		915.50
Total Labor					915.50
Total this Phase					915.50
Total this Project					915.50
Total this Report					915.50

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
593526466	10/01/2025	\$41.54	10/22/2025	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
10-01-2025



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

Invoice

Date	Invoice #
10/3/2025	36350

Bill To
The Verandahs Community Development Distr C/O Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Ship To
The Verandahs Community Development Distr Wesley Elias 12375 Chenwood Ave Hudson, FL 34669

S.O. No.	P.O. No.	Terms	Rep
		Due on receipt	ZH

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

<div>INVOICES</div> <div>RECEIVED 10-03-2025</div> <div>Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.</div>	Subtotal	\$185.00
	Sales Tax (0.0%)	\$0.00
	Total	\$185.00
	Payments/Credits	\$0.00
Balance Due		\$185.00

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

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

Date Invoiced: 10/01/2025				Invoice No: 93053
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

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

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

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



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

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

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

Registered Agent's Signature: William J. Rizzetta Date OCT 17 2025

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

1. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

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

I, This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

I, This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: Denied: Reason:

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

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



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

Billing Date:
Sep 25, 2025

Billing Period:
Sep 25 – Oct 24, 2025

Hi THE VERANDAHS COMMUNITY DEVELO,

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

Bill history

Previous balance	\$181.99
Payment received by Sep 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

Total balance

\$181.99

Auto Pay is scheduled
Oct 20

RECEIVED
 09-29-2025

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



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

6790 0107 DY RP 25 09262025 NNNNNNNN 01 992438

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.

3350007278567773073119000000000000000000181995



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

Billing Date:
Sep 25, 2025

Billing Period:
Sep 25 – Oct 24, 2025



WAYS TO PAY YOUR BILL



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



Download the
MyFrontier® app



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

PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

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.



Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup

 Internet			
Monthly Charges			
09.25-10.24	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

LET FRONTIER
BE YOUR
TECH SUPPORT

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

business.frontier.com



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


Billing Date:
Sep 25, 2025

Billing Period:
Sep 25 - Oct 24, 2025



RECEIVED
OCT 10 2025
BY:

Invoice #6549

 Past Due

High Trim, LLC
The Verandahs
CDD, c/o Rizzetta & Company 

For Services Rendered**Billing address**

3434 Colwell Ave. Suite 200 Tampa, FL 33614

Property Address

12449 Chenwood Avenue Hudson, Florida 34669

Contact details

813-533-2950

scraft@rizzetta.com

Invoice details1 Job
#4000Issued
09/05/2025Due
09/05/2025Ask for a review
YesSalesperson
—Subdivision
Verandahs

Sales Rep

Product / Service	Qty.	Unit Price	Total
Tree Trimming	1	\$2,370.00	\$2,370.00

Monthly Maintenance for Conservation Cutback with no height restrictions. Including any branches or limbs that come over and affects the safety and access of property, as well as any dead limbs that can pose a potential hazard to homes or individuals. Any trees that are affecting properties behind 198 will be addressed accordingly for safety concerns. Trees will be properly pruned back to collar cuts where possible, there are some dead trees that are in the preserve, these will not be touched unless they fall onto the property line and in which case we will cut up and remove the portion off the property line. Larger debris will be hauled off site, smaller clippings and raking's will be mulched on

site. This contract does not include storm clean up, that will be billed at \$50.00 per man hour.

To add this section behind the townhomes will be an additional cost of \$170 added to the monthly maintenance contract

Non-taxable

Subtotal	\$2,370.00
----------	------------

Total	\$2,370.00
--------------	-------------------

Account balance 	\$4,740.00
--	-----------------------

Contract / Disclaimer

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.

Internal notes

Internal notes will only be seen by your team

Note details

Drag your files here or

RECEIVED
OCT 20 2025
BY:



Past Due

Invoice #6601

High Trim, LLC

The Verandahs CDD, c/o Rizzetta & Company

For Services Rendered**Billing address**

3434 Colwell Ave. Suite 200 Tampa, FL 33614

Property Address

12449 Chenwood Avenue Hudson, Florida 34669

Contact details

813-533-2950

scraft@rizzetta.com

Invoice details1 Job
#4000Issued
10/01/2025Due
10/01/2025Ask for a review
YesSalesperson
—Subdivision
Verandahs

Sales Rep

Product / Service	Qty.	Unit Price	Total
Tree Trimming	1	\$2,370.00	\$2,370.00

Monthly Maintenance for Conservation Cutback with no height restrictions. Including any branches or limbs that come over and affects the safety and access of property, as well as any dead limbs that can pose a potential hazard to homes or individuals. Any trees that are affecting properties behind 198 will be addressed accordingly for safety concerns. Trees will be properly pruned back to collar cuts where possible, there are some dead trees that are in the preserve, these will not be touched unless they fall onto the property line and in which case we will cut up and remove the portion off the property line. Larger debris will be hauled off site, smaller clippings and raking's will be mulched on

site. This contract does not include storm clean up, that will be billed at \$50.00 per man hour.

To add this section behind the townhomes will be an additional cost of \$170 added to the monthly maintenance contract

Non-taxable

Subtotal

\$2,370.00

Total

\$2,370.00

~~Account balance~~ 

~~\$4,740.00~~

Contract / Disclaimer

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.

Internal notes

Internal notes will only be seen by your team

Note details

Drag your files here or



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	#12356
SERVICE DATE	Oct 22, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Oct 22, 2025
AMOUNT DUE	\$149.00

SERVICE ADDRESS

Verandahs Club House
12375 Chenwood Ave
Hudson, FL 34669

CONTACT US

8645 RIDGE ROAD
NEW PORT RICHEY , FL 34654

☎ (727) 847-0108
✉ airjon99@yahoo.com

Service completed by: Jon Steinmetz

INVOICE

Services	qty	unit price	amount
Service Call / Diagnostic - COMMERCIAL DIAGNOSE/ mold around air vents	1.0	\$149.00	\$149.00
<p>At Johnny Cool Incorporated, we charge a commercial diagnostic fee to ensure we can provide the highest level of service when addressing HVAC issues at your business. Here's why this fee is structured the way it is:</p> <p>1. Certified N.A.T.E. Technicians Commercial HVAC systems require specialized expertise. Our technicians are N.A.T.E. (North American Technician Excellence) certified, meaning they are among the best in the industry, with advanced training to diagnose and repair complex commercial systems. The fee reflects the premium service you receive from highly qualified professionals.</p> <p>2. Immediate Priority Service Commercial businesses often operate on tight schedules, and downtime caused by HVAC issues can disrupt operations. We prioritize our commercial customers to minimize any inconvenience, ensuring your equipment is inspected and diagnosed as quickly as possible.</p> <p>3. Complexity of Commercial Systems Unlike residential systems, commercial HVAC systems are often larger, more complex, and distributed across different areas, such as rooftops or mechanical rooms. This adds to the time, effort, and expertise required to accurately diagnose the problem.</p> <p>4. Challenges of Equipment Location Accessing commercial HVAC equipment often involves working in challenging environments, such as rooftops, high ceilings, or confined mechanical spaces. These conditions require additional safety precautions, tools, and effort, all of which are accounted for in the diagnostic fee.</p> <p>5. Transparency and Quality By charging a commercial diagnostic fee, we ensure fairness and transparency. This fee allows us to maintain top-quality service without inflating repair costs or hiding charges elsewhere.</p> <p>All ductwork is sealed very tightly with tape and do it and mastic there's no side of moisture coming from any of the register box. The envelope has spray foam insulation that was installed back in 2019 since then there has been a new information when we do these jobs we punch a little supply Air and a little bit of return air to get air movement through the Attic cuz the attic spaces considered condition space. This solution has resolved actually sweating ducks that were dripping with water so I surely would think it would absolutely help this minor moisture issue.</p>			

Subtotal	\$149.00
<hr/>	
Job Total	\$149.00
Amount Due	\$149.00

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

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

RECEIVED
10-22-2025

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: 23047472
Billing Date: 9/15/2025
Billing Period: 7/22/2025 to 8/21/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	18021429	7/22/2025	70	8/21/2025	70	30	0

Usage History

	Water
August 2025	0
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

Transactions

Previous Bill	82.10
Payment 09/02/25	-82.10 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	21.56
Sewer	
Sewer Base Charge	51.50
Total Current Transactions	73.06
TOTAL BALANCE DUE	\$73.06

RECEIVED
09-16-2025



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 73.06

Total Balance Due \$73.06
Due Date 10/2/2025

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

**The Total Due will be electronically
transferred on 10/02/2025.**

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: 7482967
DATE: 10/20/2025
ORDER: 7482967



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
10/20/2025	10:23 AM		ELIJAH KER	
Purchase Order	Terms	Last Service	Map Code	Time Out
	COD	10/20/2025		

Service	Description	Price
PS	Pest Control 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
AMOUNT DUE		\$90.00

RECEIVED
10-20-2025

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

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.: 30963
Terms: Due on receipt
Invoice date: 08/08/2025
Due date: 08/08/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 7.3.25 Clubhouse Timer: *Programed zone 9 and 15 to run everyday for new sod.		\$0.00	\$0.00
2.		Sales	Labor-Technician	2	\$65.00	\$130.00

Total **\$130.00**

Overdue 08/08/2025

RECEIVED
10-21-2025

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.: 31641
Terms: Due on receipt
Invoice date: 10/01/2025
Due date: 10/01/2025

#	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
10-01-2025

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.: 31803
Terms: Due on receipt
Invoice date: 10/08/2025
Due date: 10/08/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 9.26.25 Repairs after inspection.			
2.		Sales	Nozzle	5	\$2.88	\$14.40
3.		Sales	Labor-Technician	0.5	\$65.00	\$32.50

Total **\$46.90**

RECEIVED
10-08-2025

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.: 31804
Terms: Due on receipt
Invoice date: 10/08/2025
Due date: 10/08/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 9.29.25 Repairs on Chenwood Ave and Rosette Rd.			
2.		Sales	3" Mechanical Joint	1	\$222.53	\$222.53
3.		Sales	3" Mechanical Joint Sleeve	1	\$225.63	\$225.63
4.		Sales	3" Transition Gasket & Bolt Kit	4	\$78.75	\$315.00
5.		Sales	3" Mega Restraint	4	\$105.49	\$421.96
6.		Sales	60-pound bags of Concrete	2	\$7.84	\$15.68
7.		Sales	3" Schedule 40 PVC Pipe	3	\$13.13	\$39.39
8.		Sales	Labor-technician	16	\$65.00	\$1,040.00

Total **\$2,280.19**



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.: 31846
Terms: Due on receipt
Invoice date: 10/09/2025
Due date: 10/09/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 9.25.25 Controller-1			
2.		Sales	3" Mechanical Joint 45	1	\$222.53	\$222.53
3.		Sales	3" Mechanical Joint Coupling	1	\$225.63	\$225.63
4.		Sales	3" Mega Lug	4	\$105.49	\$421.96
5.		Sales	Transition Gasket with Bolt	4	\$78.75	\$315.00
6.		Sales	Labor-Technician	24	\$65.00	\$1,560.00

Total **\$2,745.12**

RECEIVED
10-09-2025

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.: 31886
Terms: Due on receipt
Invoice date: 10/13/2025
Due date: 10/13/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Landscape Enhancement:			
2.		Seasonal Color	Seasonal Color Installation	550	\$2.75	\$1,512.50
Total						\$1,512.50

RECEIVED
10-13-2025

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

Invoice

Date	Invoice #
10/2/2025	INV0000103560

Bill To:

VERANDAHS CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,498.83	\$1,498.83
Administrative Services	1.00	\$334.17	\$334.17
Financial & Revenue Collections	1.00	\$427.08	\$427.08
Landscape Consulting Services	1.00	\$1,025.00	\$1,025.00
Management Services	1.00	\$1,856.75	\$1,856.75
Website Compliance & Management	1.00	\$105.00	\$105.00
Subtotal			\$5,246.83
Total			\$5,246.83

RECEIVED
09-29-2025

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

Invoice

Date	Invoice #
10/3/2025	INV0000103676

Bill To:

VERANDAHS CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$5,570.00	\$5,570.00
Subtotal			\$5,570.00
Total			\$5,570.00

RECEIVED
09-29-2025

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

Invoice

Date	Invoice #
10/10/2025	INV0000103776

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
10/1/2025	INV0000103865

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
Cell Phone	50.00	\$1.00	\$50.00
Subtotal			\$50.00
Total			\$50.00

RECEIVED
10-22-2025

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

Invoice

Date	Invoice #
10/24/2025	INV0000104431

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,481.39	\$1,481.39
<div>RECEIVED 10-27-2025</div>	Subtotal		\$1,481.39
	Total		\$1,481.39



20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

INVOICE # 22875

TO: The Verandahs
COMPANY NAME: _____
DATE: 10/22/25

At 13828 Royston Bend, replace 30" Left Curve
DOT sign and replace 18" 15 MPH DOT sign:
Installed on existing u-channel post on Royston
Bend

Total: \$269.00

RECEIVED
10-22-2025

ROMANER
GRAPHICS
Thank You,



INVOICE

The Verandahs CDD
5844 Old Pasco Road
Suite 100
Wesley Chapel FL 33544
United States

Invoice # INV-SN-1013
Invoice Date: 10/1/2025
Due Date: 10/31/2025
PO#:

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$937.50
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$600.00

Subscription start: 10/1/2025
Subscription end: 9/30/2026

Subtotal: \$1,537.50
Tax Total:
Total: \$1,537.50
Amount Paid: \$0.00

Direct Deposit Instruction:	Amount Due:	\$1,537.50
------------------------------------	--------------------	-------------------

RECEIVED
10-09-2025

[Click Here to pay with Credit Card](#)

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States



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: PSI206090
Invoice Date: 10/1/2025

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 10/1/2025
Due Date 10/31/2025
Terms Net 30

Customer ID 13825
P.O. Number
P.O. Date 10/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,380.00	1,380.00
October Billing					
10/1/2025 - 10/31/2025					
The Verandahs CDD - LAKE ALL					

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

RECEIVED
10-01-2025

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

September 26, 2025
Client: 001308
Matter: 000001
Invoice #: 27185

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/5/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING TELEPHONICALLY.	2.1	\$640.50
8/25/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$122.00
Total Professional Services			2.5	\$762.50
Total Services			\$762.50	
Total Disbursements			\$0.00	
Total Current Charges				\$762.50
Previous Balance				\$1,072.00
Less Payments				(\$1,072.00)
PAY THIS AMOUNT				\$762.50

RECEIVED
09-26-2025

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 08562
Date Oct 1, 2025
Terms Net 30
Due date Oct 31, 2025
Amount due \$1,250.00

Items	Quantity	Price	Amount
Commercial Service	1	\$1,250.00	\$1,250.00
Commercial: Monthly water treatment (iron/rust) and service fee for previous month.			
Subtotal			\$1,250.00
Total			\$1,250.00
Paid			\$0.00

RECEIVED
10-01-2025

Amount due \$1,250.00

Use this link to pay online: <https://app02.us.bill.com/p/00802QAYWVPCLOS42xql>

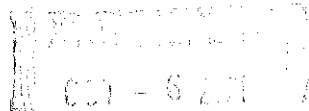
Notes
Thank you for your business.



RECEIVED
10-06-2025



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107



Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

7906151
260351000
09/25/2025
Duffy, Leanne M
(407)-835-3807

Verandahs Community Development Dist
ATTN District Manager
3434 Colwell Ave Ste 200
Tampa, FL 33614
United States

VERANDAHS CDD 2016

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

VERANDAHS CDD 2016

Invoice Number:	7906151
Account Number:	260351000
Current Due:	\$4,040.63
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7906151
Invoice Date: 09/25/2025
Account Number: 260351000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

3/3

VERANDAHS CDD 2016

Accounts Included 260351000 260351001 260351002 260351003 260351004
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 09/01/2025 - 08/31/2026				\$3,750.00
Incidental Expenses 09/01/2025 to 08/31/2026	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63





CC093025-266

0 THE VERANDAHS CDD 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$9,806.00
Statement Closing Date	September 30, 2025
Days in Billing Cycle	30
Previous Balance	\$289.40
Payments & Credits	\$289.40
Purchases & Other Charges	\$179.32
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$179.32

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	\$179.32
Minimum Payment Due	\$179.32
Payment Due Date	October 27, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			\$289.40-	
09/25	09/25	F1515008C00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	289.40-
		MICHELLE WHITE	\$0.00	
		FRANCES THOMSON	\$179.32	
09/02	09/02	82305097NEHWW7FLH	AMAZON MARK* 2A74G5V03 SEATTLE WA	30.39
			MCC: 5999 MERCHANT ZIP:	
09/05	09/05	82305097REHPBF10K	AMAZON MARK* J77WZ37X3 SEATTLE WA	7.99
			MCC: 5999 MERCHANT ZIP:	
09/22	09/22	823050989EHPGPA9E	AMAZON MARK* A539X7HF3 SEATTLE WA	12.99
			MCC: 5999 MERCHANT ZIP:	
09/26	09/26	55432868D60XPJQPP	ZOGICS 888-623-0088 888-623-0088 MA	127.95
			MCC: 2842 MERCHANT ZIP:	

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	October 27, 2025
New Balance	\$179.32
Minimum Payment Due	\$179.32
Past Due Amount	\$0.00

Amount Enclosed:

\$

Make Check
Payable to:

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

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

IMPORTANT ACCOUNT INFORMATION

\$0 - \$179.32 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 10/27/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$1.50	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$0.45	\$0-\$500,000 = 0.25%
New Cashback Balance	\$1.95	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

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

(v) = variable (f) = fixed

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

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

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

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

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

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

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

MAKING PAYMENTS

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

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

BALANCE COMPUTATION METHOD

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

INTEREST

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

CREDIT BALANCE

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

NOTICE TO PAST-DUE CUSTOMERS:

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

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

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

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

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

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

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

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

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

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

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

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

TELEPHONE MONITORING AND RECORDING.

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

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

30-Sep-25
25-Oct-25

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

				Facility Supplies	Janitorial Services
Date	Vendor Name	Description	Amount		
9/2/2025	Amazon	Supplies	30.39	30.39	
9/5/2025	Amazon	Supplies	7.99	7.99	
9/22/2025	Amazon	Supplies	12.99	12.99	
9/26/2025	Zogics	Supplies	127.95	127.95	
TOTAL			\$ 179.32	\$ 179.32	\$ -
				57200-4619	57200-4704

9/2/25, 3:38 PM

Order Summary

Order placed September 2, 2025

Order # 111-5988402-1388225

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:	\$30.39
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$30.39
Estimated tax to be collected:	\$0.00
Grand Total:	\$30.39

Arriving overnight 4 AM – 8 AM



Yeardera Heavy Duty Construction Adhesive, 7.4 Ounce Cement Glue Squeeze Tube, Versatile Construction Glue for Tile, Floor, Stone, Wood, Wall & More, Pack of 1 (CZJS-001)

Sold by: Yeardera
Supplied by: Other

\$8.99



Glade Plugins Refills Air Freshener, Scented and Essential Oils for Home and Bathroom, Cashmere Woods, 6.7 Fl Oz, 10 Count (Packaging May Vary)

Sold by: Amazon.com
Supplied by: Other
\$21.40

Order Summary

Order placed September 4, 2025

Order # 111-1313373-5949836

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:	\$7.99
Shipping & Handling:	\$0.00
Total before tax:	\$7.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$7.99

Arriving Saturday



Mr. Pen- Ergonomic Mouse Pad with Wrist Rest, Golden Tree Design, Breathable Fabric with Memory Foam Cushion, Non-Slip Rubber Base, Gel Mouse Pad with Wrist Support
Sold by: Mr. Pen
Supplied by: Other
\$7.99

Order Summary

Order placed September 21, 2025 Order # 112-2750021-3393863

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:	\$12.99
Shipping & Handling:	\$0.00
Total before tax:	\$12.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$12.99

Arriving Tuesday



Ascoza 2pack 52x52 Inch Black Square in Polyester Fabric Tablecloth for
Wedding,Banquet,Restaurant and Parties
Sold by: LUCK PARTY
Supplied by: Other
\$12.99



Thank you FrancesThomson!

Your order number is **436456**

An email will be sent containing information about your purchase. If you have any questions about your purchase, email us at hello@zogics.com or call us at **888-623-0088**.

ORDER SUMMARY

1 Item



1 X Zogics Antibacterial Disinfecting Wipes, Z800-4 (4 Rolls/Case)
Select Quantity (Buy More, Save More!) Case (4 Rolls)
Subscribe & Save 5% One Time Purchase

\$127.95

Subtotal

\$127.95

Shipping

Free

Tax

\$0.00

Total (USD)

\$127.95

Best Sellers



ZOGICS

ZOGICS

ZOGICS

ZOGICS

Withlacoochee River Electric Services

The Verandahs CDD

Summary Electric 09/25

Account #	Amount	Bill Date	Due Date	Service Address	GL Code	Object Code
1573431	\$ 524.65	9/19/2025	10/14/2025	Public Lighting	53100	4307
1573432	\$ 3,281.31	9/19/2025	10/14/2025	Public Lighting	53100	4307
1573433	\$ 42.64	9/19/2025	10/14/2025	12013 Chenwood Ave -Sign	53100	4301
2026777	\$ 42.21	9/19/2025	10/14/2025	12414 Southbridge Ter	53100	4301
2095489	\$ 226.19	9/19/2025	10/14/2025	12375 Chenwood Ave - Clubhouse	53100	4304

Total \$4,117.00

Total by Code	4301	\$ 84.85	Utility Services
	4304	\$ 226.19	Recreational Facility
	4307	\$ 3,805.96	Area Lighting

Grand Total \$ 4,117.00**RECEIVED**
09-23-2025



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 **09/19/2025**
Amount Due **524.65**
Current Charges Due **10/14/2025**

District Office Serving You
Bayonet Point

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
--------	------	---------

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



1 0 3 6 5 3 8 4

You have 24-hour access to manage your account on-line through Smarhub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance	524.65
Payment	524.65CR
Balance Forward	0.00

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

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

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 10/03/2025.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 09/19/2025

District: BP13

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	10/03/2025
TOTAL CHARGES DUE	524.65
DO NOT PAY	

000157343100005246500005246502



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

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

Bill Date **09/19/2025**
Amount Due **3,281.31**
Current Charges Due **10/14/2025**

District Office Serving You
Bayonet Point

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
--------	------	---------

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



1 0 3 6 5 3 8 4

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

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

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

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

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

DO NOT PAY

Total amount will be electronically transferred on or after 10/03/2025.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 09/19/2025

District: BP13

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	10/03/2025
TOTAL CHARGES DUE	3,281.31
DO NOT PAY	

000157343200032813100032813100



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

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

Bill Date **09/19/2025**
Amount Due **42.64**
Current Charges Due **10/14/2025**

District Office Serving You
Bayonet Point

Service Address 12013 CHENWOOD AVE
Service Description SIGN
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
08/15	12727	09/15	12750				23

Comparative Usage Information
Average kWh

Period	Days	Per Day
Sep 2025	31	1
Aug 2025	31	1
Sep 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

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 42.42
Payment 42.42CR
Balance Forward 0.00

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

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

DO NOT PAY

Total amount will be electronically transferred on or after 10/03/2025.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 09/19/2025

District: BP13

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	10/03/2025
TOTAL CHARGES DUE	42.64
DO NOT PAY	

000157343300000426400000426406



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 **09/19/2025**
Amount Due **42.21**
Current Charges Due **10/14/2025**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
08/15	1681	09/16	1700				19

Comparative Usage Information
Average kWh

Period	Days	Per Day
Sep 2025	32	1
Aug 2025	30	0
Sep 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

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **41.46**
Payment **41.46CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 19 KWH @ 0.06090 **1.16**
Fuel Adjustment 19 KWH @ 0.04400 **0.84**
FL Gross Receipts Tax **1.05**

Total Current Charges **42.21**
Total Due **E.F.T. 42.21**

DO NOT PAY

Total amount will be electronically transferred on or after 10/03/2025.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 09/19/2025

District: BP13

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 10/03/2025
TOTAL CHARGES DUE 42.21
DO NOT PAY

000202677700000422100000422100



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 **09/19/2025**
Amount Due **226.19**
Current Charges Due **10/14/2025**

District Office Serving You
Bayonet Point

Service Address 12375 CHENWOOD AVE
Service Description CLUBHOUSE
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
08/15	90702	09/16	92431				1729

Comparative Usage Information
Average kWh

Period	Days	Per Day
Sep 2025	32	54
Aug 2025	30	61
Sep 2024	31	55

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



1 0 3 6 5 3 8 4

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 236.95
Payment 236.95CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,729 KWH @ 0.06090 105.30
Fuel Adjustment 1,729 KWH @ 0.04400 76.08
FL Gross Receipts Tax 5.65

Total Current Charges 226.19
Total Due E.F.T. 226.19

DO NOT PAY

Total amount will be electronically transferred on or after 10/03/2025.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 09/19/2025

District: BP13

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	10/03/2025
TOTAL CHARGES DUE	226.19
DO NOT PAY	

000209548900002261900002261909