



Rizzetta & Company

# **The Verandahs Community Development District**

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**Board of Supervisors Meeting  
February 3, 2026**

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

[www.theverandahscdd.org](http://www.theverandahscdd.org)

## **THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

January 26, 2026

**Board of Supervisors**  
**The Verandahs Community**  
**Development District**

## AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of The Verandahs Community Development District will be held on Tuesday, February 3, 2026 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 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. Review of Irrigation Report ..... Tab 3
  - D. Hi-Trim
    - i. Review of Hi Trim Report ..... Tab 4
  - E. District Counsel
  - F. District Engineer
  - G. District Clubhouse Manager
    - i. Review of Clubhouse Manager Report..... Tab 5
  - H. District Manager
    - i. Review of District Manager's Report ..... Tab 6
- 4. BUSINESS ITEMS**  
None.
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on January 6, 2026 ..... Tab 7
  - B. Consideration of Operation and Expenditures for December 2025 ..... Tab 8
- 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](mailto:scraft@rizzetta.com).

Sincerely,

*Sean Craft*  
Sean Craft  
District Manager

Tab 1



## The Verandahs CDD Waterway Inspection Report

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**Reason for Inspection:** Scheduled-recurring

**Inspection Date:** 2026-01-08

**Prepared for:**

District Manager  
Rizzetta & Company

**Prepared by:**

Kevin Wilt, Service Manager

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220

**Comments:**

Site looks good

Site is in great shape. Normal growth observed.

**Action Required:**

Routine maintenance next visit

**Target:**

230

**Comments:**

Normal growth observed

Sites is in great shape. Water levels very low. There is some erosion starting

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

210

**Comments:**

Normal growth observed

Sites it in good shape. Lots of exposed bank

**Action Required:**

Routine maintenance next visit

**Target:**

10

**Comments:**

Treatment in progress

Site is in good shape Free of shoreline growth. Site had minor algae treated during inspection

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae

20

**Comments:**

Normal growth observed

Site has cleared up well. Submerged weeds are decomposing well.

**Action Required:**

Routine maintenance next visit

**Target:**

30

**Comments:**

Site looks good

No issues to report. Water levels very low

**Action Required:**

Routine maintenance next visit

**Target:**

**Site: 60****Comments:**

Site looks good

Very minor submerged weeds present during inspection.  
Treatment during next visit

**Action Required:**

Routine maintenance next visit

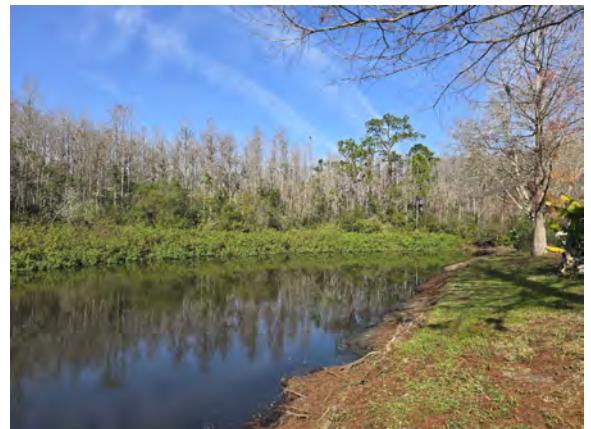
**Target:**

Submersed vegetation

**Site: F50****Comments:**

Site looks good

Site is in good shape. No issues to report

**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation

**Site: F70****Comments:**

Normal growth observed

Slight biofilm starting on waters surface from decaying plants.  
Treatment scheduled for next visit

**Action Required:**

Routine maintenance next visit

**Target:**

**Site: 40****Comments:**

Normal growth observed

Site water levels have dropped exposing some submerged weeds. Treatment will be done next visit.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

**Management Summary**

The sites in this month's inspection continue to look good. With the cooler weather we are seeing less shoreline growth and submerged weeds. We will continue to monitor and treat as needed. We will stay on top of this to ensure it stays away.

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.

There is some erosion starting on site 220.

Trash on sites was removed above and beyond scope. Per board request.

Feel free to reach out with any questions or concerns: [Kyle.wilson@solitudelake.com](mailto:Kyle.wilson@solitudelake.com)

Thanks for choosing Solitude Lake Management!

# The Verandahs CDD Waterway Inspection Report

2026-01-08

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



Tab 2

# THE VERANDAHS

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## LANDSCAPE INSPECTION REPORT



January 13, 2026  
Rizzetta & Company  
Amiee Brodeen – Landscape Specialist  
Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management

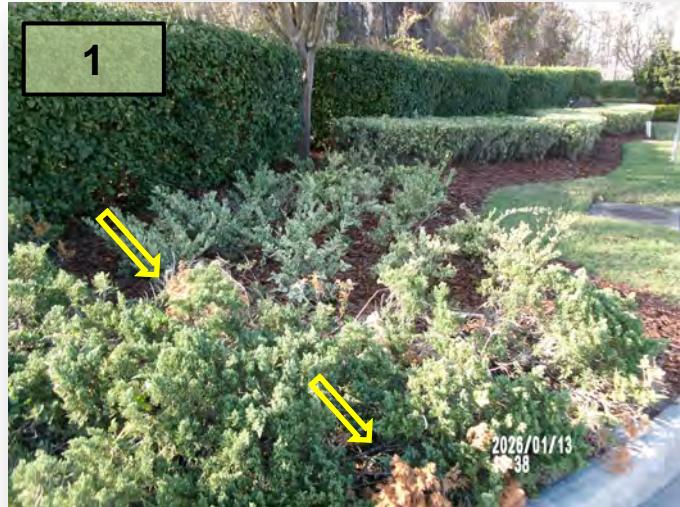
# Summary, Chenwood Ave

## General Updates, Recent & Upcoming Maintenance Events

- Before mulching, please ensure the mulched beds are treated with PreM to help suppress more cool season weedy growth.
- 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. West Side – Outbound Chenwood:** The newly installed Jack Frost plants look great—nice planting job. The mulch also looks very clean and well-done. This area is still flagged on my inspection report; can you please provide an update on the status of the repair? Additionally, the junipers appear to have taken some stress from “wet feet.” Please continue to monitor them closely and trim out any browning or decline in the stems as needed. (Pic 1)



**2. West Side – Outbound Chenwood:** Black sooty mold is present on the Japanese blueberry trees outside the gates. Please treat accordingly and provide a proposal to remove the soot once the treatment has fully controlled and eliminated the mold. (Pic 2a>, 2b>)

**3. West Side – Chenwood Outbound:** The turf is heavily infested with Bermuda grass. Please confirm whether a treatment plan is currently in place to restore and reestablish the turf. (Pic 3>)



# Chenwood Ave, Royston Bend

**4. East Side – Chenwood Inbound:** Prior to the gates, please have the crews begin removing Spanish moss from the crape myrtles. The pencil pruning looks very good; on the next visit, please also have the crews trim out the remaining seed pods. (Pic 4)



**7. Luftburrow – Royston Bend:** A flagged irrigation rotor was observed in the large field on the east side. Please provide an update on the status of this repair. The turf felt slightly dry, but it is not currently a major concern. (Pic 7)



**5. East Side – Chenwood Inbound:** Just past the gates, please have the crews remove the Spanish moss from the drake elm trees, as it is beginning to weigh down the branches. (Pic 5a>, 5b>)

**6. Same Area as Above:** Volunteer oak saplings are emerging within the flax lilies near the crape myrtles. Please have the crew detail the planting bed and remove these saplings during the next visit.



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Professionals in Community Management

# Luftborrow, Royston Bend, Clubhouse, Pool House

**8. Luftborrow – Royston Bend:** The tree rings at the corner pocket park were not mulched. If this has not already been completed, please ensure these tree rings are mulched during the next visit. (Pic 8)



**9. Same Area as Above:** The turf continues to show increased browning with each visit. Please fertilize to improve turf vigor and color, and treat existing turf weeds accordingly. (Pic 9a, 9b>)



**10. Same Area as Above:** Some work was performed on the irrigation boxes, but the area was left muddy and exposed. Once the soil has dried, please rake the area to assess turf loss and make any necessary repairs during the next visit. (Pic 10>)

**11. Clubhouse:** Behind the clubhouse, please fertilize the turf to restore vigor and improve color, as it appears to be declining. Additionally, there is a section with large ruts, likely caused by mowing patterns not being rotated. Please adjust the mowing pattern, and we can revisit this area later to determine if soil is needed to level it. (Pic 11a>, 11b>)

**12. North of Pool House:** The large drain area is primarily comprised of turf weeds mixed with Bermuda grass. We may need to revisit this area in the future to consider turf replacement, as it is currently dominated by weeds. (Pic 12>)

**13. Pool House – Mulch:** In several areas around the pool, the mulch is not.... (Nxt Pg)

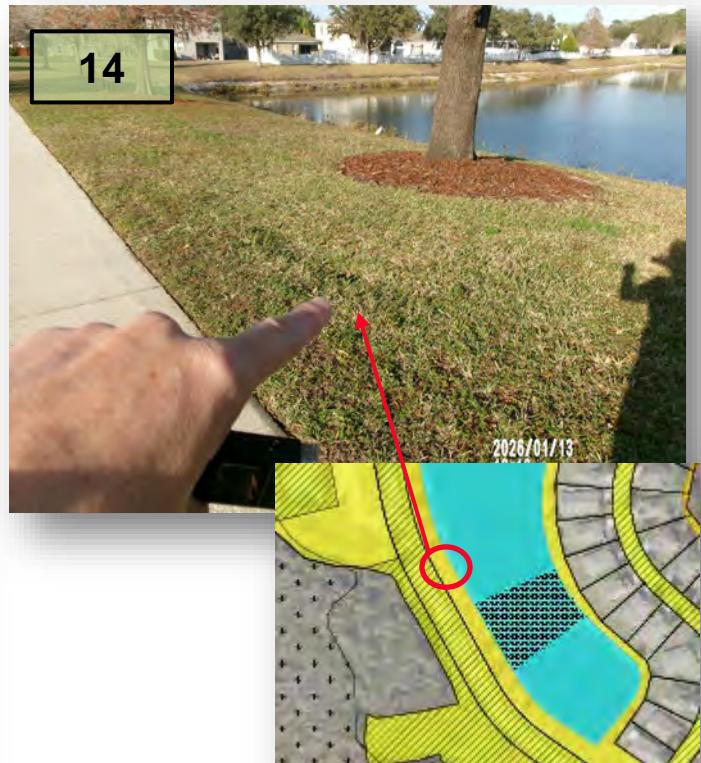


# Clubhouse

(Cont.).... adequately covering the driplines. Please have the crew add mulch over the driplines during the next visit to help protect them and maintain their integrity against seasonal exposure.



**14. Across the Clubhouse:** On the west side of Pond 40, an irrigation lid is missing from one of the round valve boxes. Please replace it as soon as possible. (Pic 14)



**15. Across the Clubhouse:** At the crosswalk near the clubhouse, the new turf is showing signs of decline. Please assess the issue and provide appropriate treatment. (Pic 15)



**16. North Side of Clubhouse Entrance:** The turf at the corner of the driveway leading to the clubhouse is showing signs of.... (Nxt Pg)



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# Clubhouse, White Bluff Rd

(Cont.).... decline and becoming very patchy. Please assess the area and provide appropriate treatment. (Pic 16)



(Cont.).... and treated. (Pic 19a, 19b)



**17. White Bluff:** Near the Pasco Utility fence, the ROWs contain a mix of clover, spurge, beggarstick, and other weeds. Please assess the area, identify the species present, and provide appropriate treatment. (Pic 17)



**18. Same Area:** The break from last month appears to have been repaired, but the turf condition is poor. Please have the crew bring in soil to level the area and reinstall sod to restore it to its original appearance. (Pic 18>)

**19. Pasco Utility Fence – White Bluff:** Cool-season weeds are beginning to overtake the planting bed. Please provide an update on when this area will be mulched, edged,....



**20. Same Area as Above:** The fallen wax myrtle is within the tree caliper for removal. Please have the crew remove the broken limbs from the beds during the next visit. (Pic 20a>, 20b>)



# Flood Comp 100, White Bluff Rd, Chenwood Ave

**21. White Bluff – Flood Comp 100:** The tree rings were not mulched at the time of my inspection. Please provide a timeline for when this area will be mulched. Additionally, the ant mounds are increasing in size—please treat them onsite during each mowing visit as they are observed. (Pic 21>)



**22. Pasco Utility – Chenwood:** During my inspection, the planting beds were not mulched. Please provide a timeline for when this area will be edged and mulched. (Pic 22>)

**23. Same Area as Above:** The turf is becoming increasingly infested with clover. Please treat the area promptly to prevent further spread.



**24. Same Area:** The wax myrtles will need a light trimming and shaping once the season lightens up. Please plan to address this during the appropriate maintenance window. (Pic 24)



# Chenwood Ave

**25. Walking Path:** The irrigation head next to the Utility area appears to be brown. Please have the irrigation technician visit the site, make any necessary repairs, and ensure the area is cleaned up with the displaced sand blown back into the turf. (Pic 25)



**27. Outbound – Chenwood:** As I was leaving, I noticed that the beds at the monument have not been mulched. This should have been completed when the area was first prepared to showcase the Verandahs sign. Please address this during the next visit. (Pic 25)

**26. The Jasmine Planting:** This planting continues to underperform. Mulch is still lacking—an issue persisting for the past 30 months—and there is now only one healthy jasmine plant remaining. This situation requires immediate attention, as it has been ongoing for the past three months. (Pic 26a, 26b>, 26c>)



Tab 3



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## Inspection #17

Date: Jan 07, 2026 9:22 am

Inspector: Shaun Seymour

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

Controller	
Name	Clubhouse
Location	
Model	
Modules	11
Controller ID	147560

Water Days as of Jan 07, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	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				1						
7	R- Around clubhouse	Pass										
8	R- Around pool	Pass				1						
9	S- Clubhouse	Pass							2			
10	R- Island in front of clubhouse	Pass										
11	R- South of controller	Pass										
12	S- By controller	Pass										
13	R- West of controller	Pass				1						

**Zone #1 - 01-07-26 10:45 am CST**



**Zone #2 - 01-07-26 10:48 am CST**



**Zone #3 - 01-07-26 10:49 am CST**



**Zone #4 - 01-07-26 10:54 am CST**



**Zone #5 - 01-07-26 10:58 am CST**



**Zone #6 - 01-07-26 11:01 am CST**



**Zone #7 - 01-07-26 11:06 am CST**



**Zone #8 - 01-07-26 11:08 am CST**



**Zone #9 - 01-07-26 11:11 am CST**



**Zone #10 - 01-07-26 11:14 am CST**



**Zone #11 - 01-08-26 11:38 am CST**



**Zone #12 - 01-08-26 11:40 am CST**



**Zone #13 - 01-08-26 11:42 am CST**



**Zone #14 - 01-08-26 11:55 am CST**



**Zone #15 - 01-08-26 11:59 am CST**



**Zone #16 - 01-08-26 12:04 pm CST**



**Zone #17 - 01-08-26 12:07 pm CST**



**Zone #19 - 01-08-26 12:24 pm CST**



**Zone #20 - 01-08-26 12:28 pm CST**



**Zone #21 - 01-08-26 12:32 pm CST**





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## Inspection #18

Date: Jan 07, 2026 7:15 am

Inspector: Shaun Seymour

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

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

Water Days as of Jan 07, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

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

**Zone #1 - 01-07-26 7:17 am CST**



**Zone #2 - 01-07-26 7:16 am CST**





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## Inspection #23

Date: Jan 07, 2026 7:34 am

Inspector: Shaun Seymour

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 Jan 07, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	Every day of the week
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	D- By gate	Pass										
2	D- Entrance island	Pass						2				
4 drip coupling 2' drip line												
3	S- Sign island and entrance side	Pass	1									
1 12 h												
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										

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
12	S- By pond at Lufburrow Lane	Pass	1		1							
13	S- Luftburrow to Southbridge Terrace,	Pass	1									
14	S- North of Southbridge	Pass										
15	S- North of zone 14	Pass										
16	R- Near lake	Pass										
17	S- Near controller	Pass	2									
2 10h nozzles												
18	R- South of controller	Pass										
19	S- North of gate	Pass										
20	R&S- At exit gate	Pass			1							
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			2							
25	R- Center of Luftburrow	Pass			1							
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										

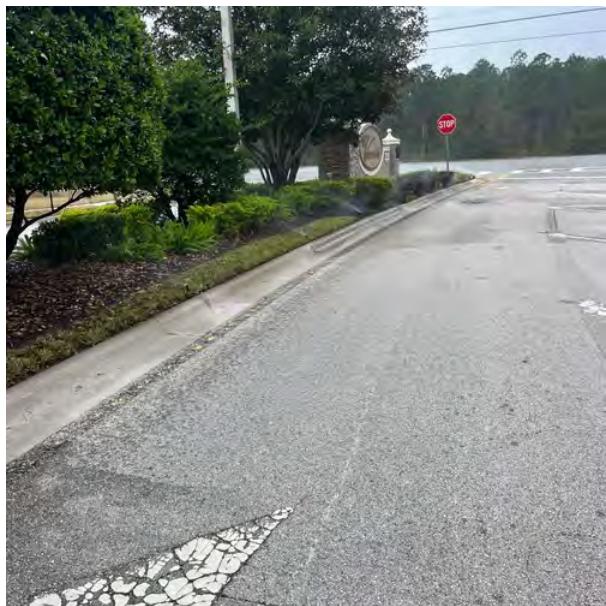
**Zone #1 - 01-07-26 7:38 am CST**



**Zone #2 - 01-07-26 7:46 am CST**



**Zone #3 - 01-07-26 7:49 am CST**



**Zone #4 - 01-07-26 7:51 am CST**



**Zone #5 - 01-07-26 7:54 am CST**



**Zone #6 - 01-07-26 7:57 am CST**



**Zone #7 - 01-07-26 8:01 am CST**



**Zone #8 - 01-07-26 8:04 am CST**



**Zone #9 - 01-07-26 8:07 am CST**



**Zone #11 - 01-07-26 8:20 am CST**



**Zone #12 - 01-07-26 8:23 am CST**



**Zone #13 - 01-07-26 8:26 am CST**



**Zone #14 - 01-07-26 8:29 am CST**



**Zone #15 - 01-07-26 8:31 am CST**



**Zone #16 - 01-07-26 8:37 am CST**



**Zone #17 - 01-07-26 8:40 am CST**



**Zone #18 - 01-07-26 8:43 am CST**



**Zone #19 - 01-07-26 8:46 am CST**



**Zone #20 - 01-07-26 8:48 am CST**



**Zone #21 - 01-07-26 8:50 am CST**



**Zone #22 - 01-07-26 8:58 am CST**



**Zone #24 - 01-08-26 10:27 am CST**



**Zone #25 - 01-07-26 9:12 am CST**



**Zone #26 - 01-07-26 9:13 am CST**



Tab 4

Before and After Pictures for January 2026







1/1



Tab 5

# *The Verandahs*

COMMUNITY DEVELOPMENT DISTRICT

## Operations Report –January 2026

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

### **Clubhouse Operations/Maintenance Updates**

- Ongoing Disinfectant cleaning of Gym

### **Vendor Services Performed and/or Site Visits**

- Cleaning Service every Monday

### Facility Usage

- 1/01/2026: Men's Bible Study
- 1/06/2026: Men's Bible Study
- 1/10/2026: D. Johnson Birthday Party
- 1/15/2026: Men's Bible Study
- 1/17/2026: D. Buono Baby Shower
- 1/19/2026: CCR Meeting
- 1/20/2026: ACC Meeting
- 1/21/2026: Creative Management Meeting
- 1/22/2026: Men's Bible Study
- 1/27/2026: HOA Meeting
- 1/29/2026: Men's Bible Study



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Professionals in Community Management

- **Resident Payment Log:**

- Clubhouse Rental: A. Miraglia
- Clubhouse Rental: T. Williams

#### **Debit Card Reimbursement**

- Amazon: \$14.99 Monthly Subscription
- Amazon: \$ 63.59

Total: \$78.58

- **Suggestions/ Concerns:**

- Nothing at this time.



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Tab 6



**UPCOMING DATES TO REMEMBER**

- **Next Meeting:**  
March 3rd,  
2026 @ 6:30  
PM

**District  
Manager's  
Report**

February 3

**2026**

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**FINANCIAL SUMMARY**

**12/31/2025**

General Fund Cash & Investment Balance:	\$795,232
Reserve Fund Cash & Investment Balance:	\$318,977
Debt Service Fund Investment Balance:	\$383,735
<b>Total Cash and Investment Balances:</b>	<b>\$1,497,944</b>
<b>General Fund Expense Variance:</b>	<b>\$9513</b> <span style="color: red;">Over Budget</span>

Tab 7

**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, January 6, 2026, 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
Brenton Basinger	Board of Supervisor, Assistant Secretary
Sarah Nesheiwat	Board of Supervisor, Assistant Secretary
Tracy Mayle	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> )
Amiee Brodeen	LIS, Rizzetta & Co., Inc.
John Burkett	Representative, Red Tree Landscape
Audience	Not Present

**FIRST ORDER OF BUSINESS Call To Order**

Mr. Craft called the meeting to order and conducted the roll call, confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS****Audience Comments**

There was no audience present for comments.

45 **THIRD ORDER OF BUSINESS****Staff Reports**46 **A. Solitude**

47 The Board reviewed the aquatic report.

48 **i. Consideration of Proposal to Remove Trash Around the Ponds**49 On a motion by Mr. Basinger, and seconded by Ms. Nesheiwat, with all in favor, the  
50 Board of Supervisors approved the proposal from Solitude to remove the trash in all  
51 of the community ponds above the scope of their contract in the amount of \$600.00  
for the Verandahs Community Development District.52 **B. Landscape Inspection Specialist**

53 The Board reviewed the landscape inspection report.

54 **C. Red Tree**55 **i. Review of Landscaper Comments**

56 The Board reviewed the report.

57 **D. Review of the Hi Trim Report**

58 The Board reviewed the report.

59 **E. District Counsel**

60 Nothing to report.

61 **F. District Engineer**

62 Nothing to report.

63 **G. Clubhouse Manager**64 **i. Review of Clubhouse Manager's Report**

65 Ms. Thomson reviewed her report with the Board.

66 **H. District Manager**67 Mr. Craft reviewed the District Manager's report and informed the Board that  
68 the next meeting is scheduled for Tuesday, February 3, 2026, at 6:30 pm at The  
69 Verandahs Clubhouse, located at 12375 Chenwood Ave, Hudson, FL 34669.70 **FOURTH ORDER OF BUSINESS****Ratification of Audit Engagement  
Letter for FY 2024/2025**71 On a motion by Mr. May, and seconded by Mr. Basinger, with all in favor, the Board  
72 of Supervisors ratified the Audit Engagement Letter for FY 2024/2025 for the  
73 Verandahs Community Development District.

82 **FIFTH ORDER OF BUSINESS****Consideration of Minutes of Board of  
Supervisors' Regular Meeting held on  
December 2, 2025**83  
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On a motion by Mr. May, and seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on December 2, 2025, as presented, for The Verandahs Community Development District.

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91**SIXTH ORDER OF BUSINESS****Consideration of Operation and  
Maintenance Expenditures for  
November 2025**

On a motion by Mr. May and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for November 2025, totaling \$35,865.48, as presented, for The Verandahs Community Development District.

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100**SEVENTH ORDER OF BUSINESS****Supervisor Requests**

Supervisor May stated that additional bins will need to be purchased to store the additional holiday lights which were introduced this season. The Board approved a motion to allow Supervisor May to purchase the extra storage bins and submit his receipts to the District Manager for reimbursement.

On a motion by Ms. Nesheiwat, and seconded by Mr. Basinger, with all in favor, the Board of Supervisors approved the purchase of extra storage bins by Supervisor May for the holiday lights as stated above, for the Verandahs Community Development District.

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107**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 Mr. Haupt, and seconded by Mr. Basinger, with all in favor, the Board of Supervisors adjourned the meeting at 6:58 p.m., for The Verandahs Community Development District.

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Secretary/Assistant Secretary

Chair/Vice Chair

Tab 8

# The Verandahs Community Development District

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

## **Operations and Maintenance Expenditures December 2025 For Board Approval**

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

The total items being presented: **\$61,695.91**

Approval of Expenditures:

---

Chairperson

Vice Chairperson

Assistant Secretary

# The Verandahs Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brenton A. Basinger	300285	BBasinger120225-266	Board of Supervisors Meeting 12/02/25	\$ 200.00
Dewberry Engineers, Inc.	300294	22469330	Engineering Services 10/25	\$ 680.00
Digital South Communications, Inc.	300297	593526957	Phone Services 12/25	\$ 41.80
Frontier Communications of FL	20251222-1	72785677730731195-112525 ACH	Internet Services 12/25	\$ 181.99
Pasco County Utilities	20251208-1	23409431 ACH	Water Services 10/25	\$ 75.80
Pasco County Utilities	20251231-1	23590625 ACH	Water Services 11/25	\$ 85.18
RedTree Landscape Systems, LLC	300290	32335	Landscape Maintenance 12/25	\$ 10,350.00
RedTree Landscape Systems, LLC	300290	32394	Landscape Replacement 12/25	\$ 21,875.00
RedTree Landscape Systems, LLC	300290	32395	Landscape Replacement 12/25	\$ 1,500.00
RedTree Landscape Systems, LLC	300290	32396	Landscape Replacement 12/25	\$ 335.00
RedTree Landscape Systems, LLC	300290	32397	Landscape Replacement 12/25	\$ 985.00
RedTree Landscape Systems, LLC	300301	32415	Landscape Replacement 12/25	\$ 240.00

# The Verandahs Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
RedTree Landscape Systems, LLC	300301	32416	Tree Services 12/25	\$ 900.00
RedTree Landscape Systems, LLC	300300	32421	Landscape Replacement 12/25	\$ 1,500.00
RedTree Landscape Systems, LLC	300300	32427	Irrigation Repair 12/25	\$ 1,493.24
Rizzetta & Company, Inc.	300283	INV0000105287	Accounting Services 12/25	\$ 5,246.83
Rizzetta & Company, Inc.	300289	INV0000105400	Personnel Reimbursement 12/25	\$ 2,473.32
Rizzetta & Company, Inc.	300296	INV0000105469	Cell Phone, Auto Mileage & Travel 11/25	\$ 118.60
Rizzetta & Company, Inc.	300299	INV0000105854	Personnel Reimbursement 12/25	\$ 1,489.45
Sarah Nesheiwat	300284	266-112625 Reimbursement	Reimbursable Expenses 11/25	\$ 641.49
Sarah Nesheiwat	300298	266-121225	Holiday Decorations 12/25	\$ 641.49
Sarah Nesheiwat	300286	SNesheiwat120225-266	Board of Supervisors Meeting 12/02/25	\$ 200.00
Solitude Lake Management, LLC	300302	PSI226250	Pond Maintenance 12/25	\$ 1,380.00
Stanley Haupt	300287	SHaupt120225-266	Board of Supervisors Meeting 12/02/25	\$ 200.00

# The Verandahs Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Stellar Electrical Services, LLC	300291	10232025001	Irrigation Repair 12/25	\$ 2,040.97
Stellar Electrical Services, LLC	300291	11182025001	Maintenance & Repairs 12/25	\$ 438.41
Suncoast Rust Control, Inc.	300303	08743	Rust Control 12/25	\$ 1,250.00
Suncoast Sparkling Cleaning Service, Inc	300292	485	Janitorial Services 11/25	\$ 375.00
Thomas M. May	300288	TMay120225-266	Board of Supervisors Meeting 12/02/25	\$ 200.00
Valley National Bank	20251226-1	CC113025-266 ACH	Credit Card Expenses 10/25	\$ 471.84
Waste Management Inc. of Florida	20251202-1	1143046-1568-4 ACH	Waste Disposal Services 12/25	\$ 59.61
Withlacoochee River Electric Cooperative, Inc.	20251205-1	10365384-111925 ACH	Electric Services 11/25	\$ 4,025.89
<b>Report Totals</b>				<b>\$ 61,695.91</b>

**The Verandahs CDD**  
Meeting Date: December 2, 2025

**SUPERVISOR PAY REQUEST**

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

**NOTE: Supervisors are only paid if checked.**

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	6:30
Meeting End Time:	7:48
Total Meeting Time:	1:18

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: \_\_\_\_\_

*Tracy Mayle*

**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

November 19, 2025  
Project No: 50190473.000  
Invoice No: 22469330  
Due Date: December 19, 2025  
Project Manager SCOTT ETHIER

Project 50190473.000 Verandahs CDD FY26 Gen Engineering

**Professional Services from October 01, 2025 to October 31, 2025**

Phase 0001 1. General Engineering

**Professional Personnel**

	Hours	Rate	Amount
ENGINEER VII	2.00	270.00	540.00
ENGINEER II	1.00	140.00	140.00
<b>Totals</b>	<b>3.00</b>		<b>680.00</b>
<b>Total Labor</b>			<b>680.00</b>
			<b>Total this Phase</b> <b>680.00</b>

**Billings to Date**

	Current	Prior	Total
Labor	680.00	0.00	680.00
<b>Totals</b>	<b>680.00</b>	<b>0.00</b>	<b>680.00</b>
			<b>Total Invoice Amount Due</b> <b>680.00</b>

Project	50190473.000	Verandahs CDD FY26 Gen Engineering	Invoice	22469330
---------	--------------	------------------------------------	---------	----------

## Billing Backup

Wednesday, November 12, 2025

002 - Dewberry Engineers Inc.

Invoice 22469330 Dated 11/19/2025

12:21:30 PM

Project 50190473.000 Verandahs CDD FY26 Gen Engineering

Phase 0001 1. General Engineering

### Professional Personnel

		Hours	Rate	Amount
ENGINEER VII				
1142 - ETHEIR, SCOTT	10/07/2025	2.00	270.00	540.00
<b>Monthly Board of Supervisors Meeting.</b>				
ENGINEER II				
1137 - Gerstenfeld, Elana	10/07/2025	1.00	140.00	140.00
<b>Board Meeting</b>				
Totals		3.00		680.00
<b>Total Labor</b>				<b>680.00</b>

	<b>Total this Phase</b>	<b>680.00</b>
	<b>Total this Project</b>	<b>680.00</b>
	<b>Total this Report</b>	<b>680.00</b>

**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	DUUE DATE	TERMS	ENCLOSED
593526957	12/01/2025	\$41.80	12/22/2025	Net 21	

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>100-06-E911-3</b> E911 Service Charge	1	0.00	0.00
	<b>100-03-CALLPATHM-3</b> Metered Call Path	5	0.00	0.00
	<b>100-01-EXTN1-1</b> Business Extension Plan 1	1	30.00	30.00
	<b>100-04-PPM3500-2</b> 3,500 Pre-Paid Domestic (US/Canada) Minutes	5	0.00	0.00
	<b>100-05-DID-2</b> Domestic Telephone Number (DID)	1	2.00	2.00
	<b>USAGE-7001-1</b> Domestic Interstate Call Usage	1	0.00	0.00
	<b>USAGE-7002-4</b> Domestic Intrastate Call Usage	1	0.00	0.00
	<b>USAGE-7010-1</b> Toll Free Interstate Call Usage	1	0.00	0.00
	<b>USAGE-7011-1</b> Toll Free Intrastate Call Usage	1	0.00	0.00
	<b>USAGE-7030-3</b> Conference Bridge Usage	1	0.00	0.00
	<b>USAGE-7020-1</b> International Call Usage	1	0.00	0.00
	<b>USAGE-7411-1</b> 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
	<b>TAX-64-COMMUNICATIONS_SERVICE_TAX</b> Communications Service Tax	1	2.67	2.67
	<b>TAX-161-E911_VOIP</b> E911 (VoIP)	1	2.00	2.00
	<b>TAX-226-FCC_REGULATORY_FEE_VOIP</b> FCC Regulatory Fee (VoIP)	1	0.06	0.06
	<b>TAX-162-FUSF_VOIP</b> FUSF (VoIP)	1	4.16	4.16
	<b>TAX-14-STATUTORY_GROSS_RECEIPTS</b> Statutory Gross Receipts	1	0.86	0.86
	<b>TAX-160- STATUTORY_GROSS_RECEIPTS_BUSINESS</b> Statutory Gross Receipts (Business)	1	0.05	0.05
SUBTOTAL				41.80
TAX				0.00
TOTAL				41.80
BALANCE DUE				<b>\$41.80</b>

Pay invoice

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.



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

Billing Date:  
**Nov 25, 2025**

Billing Period:  
**Nov 25 - Dec 24, 2025**

Hi THE VERANDAHS COMMUNITY DEVELO,

Thanks for choosing Frontier! Have questions about your bill? Visit us at [frontier.com/billing](http://frontier.com/billing) to learn more.

## Bill history

Previous balance		\$181.99
Payment received by Nov 25, thank you		-\$181.99
<b>Service summary</b>	Previous month	Current month
 Internet	\$181.99	\$181.99
<b>Total services</b>	<b>\$181.99</b>	<b>\$181.99</b>
<b>Total balance</b>		<b>\$181.99</b>

Total balance  
**\$181.99**  
Auto Pay is scheduled  
**Dec 19**

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

6790 0107 DY RP 25 11252025 NNNNNNNN 01 999676

You are all set with Auto Pay! To review your account, go to [frontier.com](http://frontier.com) or the MyFrontier app.

**THE VERANDAHS COMMUNITY DEVELOPMENT  
PO BOX 32414  
CHARLOTTE NC 28232-2414**



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

Page 3/4

Billing Date:

**Nov 25, 2025**

Billing Period:

**Nov 25 - Dec 24, 2025**

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## Internet

### Monthly Charges

11.25-12.24	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
	<b>Internet Total</b>	<b>\$181.99</b>

**Total current month charges** **\$181.99**



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[business.frontier.com](http://business.frontier.com)



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](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344

1 0 1  
05-46125

VERANDAHS CDD

Service Address: **12375 CHENWOOD AVENUE**

Bill Number: 23409431

Billing Date: 11/17/2025

Billing Period: 9/22/2025 to 10/22/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	18021429	9/22/2025	76	10/22/2025	76	30	0

Usage History

	Water
October 2025	0
September 2025	6
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

Transactions		
Previous Bill		127.30
Payment 11/03/25		-127.30 CR
<b>Past Due</b>		0.00
Current Transactions		
Water		
Water Base Charge		22.37
Sewer		
Sewer Base Charge		53.43
<b>Total Current Transactions</b>		<b>75.80</b>
<b>TOTAL BALANCE DUE</b>		<b>\$75.80</b>

\*Past due balance is delinquent and subject to further fees and immediate disconnect.



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

Account #	1004775
Customer #	01380112
Past Due	0.00
Current Transactions	75.80

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

<b>Total Balance Due</b>	<b>\$75.80</b>
<b>Due Date</b>	<b>12/4/2025</b>

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

**The Total Due will be electronically transferred on 12/04/2025.**

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



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](mailto:UtilCustServ@MyPasco.net)

Pay By Phone: 1-855-786-5344

1 0 1  
05-46125

VERANDAHS CDD

Service Address: **12375 CHENWOOD AVENUE**

Bill Number: 23590625

Billing Date: 12/12/2025

Billing Period: 10/22/2025 to 11/20/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	18021429	10/22/2025	76	10/31/2025	77	9	1
Water	18021429	10/31/2025	0	11/20/2025	0	20	0

Usage History

	Water
November 2025	1
October 2025	0
September 2025	6
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

Transactions		
Previous Bill		75.80
Payment 12/04/25		-75.80 CR
<b>Balance Forward</b>		
Current Transactions		
Water		
Water Base Charge		22.37
Water Tier 1	1.0 Thousand Gals X \$2.18	2.18
Sewer		
Sewer Base Charge		53.43
Sewer Charges	1.0 Thousand Gals X \$7.20	7.20
<b>Total Current Transactions</b>		
<b>TOTAL BALANCE DUE</b>		
		<b>\$85.18</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

Account #	1004775
Customer #	01380112
Balance Forward	0.00
Current Transactions	85.18

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

<b>Total Balance Due</b>	<b>\$85.18</b>
<b>Due Date</b>	<b>12/29/2025</b>

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

**The Total Due will be electronically  
transferred on 12/29/2025.**

VERANDAHS CDD  
PO BOX 32414  
Charlotte NC 28232

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

## INVOICE

RedTree Landscape Systems  
5532 Auld Lane  
Holiday, FL 34690

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



### Bill to

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

### Ship to

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

### Invoice details

Invoice no.: 32335  
Terms: Due on receipt  
Invoice date: 12/01/2025  
Due date: 12/01/2025

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

## 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.: 32394  
Terms: Due on receipt  
Invoice date: 12/03/2025  
Due date: 12/03/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Sales</b>	Sod Replacement:  Target Area: *Chenwood Avenue.  Scope of Work: *Remove existing damaged sod between the street and the sidewalk. *Install (12,500) square feet of Floratam sod. *Labor, debris removal, hauling, and dump fees included.	1	\$21,875.00	\$21,875.00
						<b>Total</b> <b>\$21,875.00</b>

## 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.: 32395  
Terms: Due on receipt  
Invoice date: 12/03/2025  
Due date: 12/03/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Sales</b>	Tree Removal:  Target Area: *White Bluff Road Pond.  Scope of Work: *Remove the tree and replace it with a 2" caliper Sweetgum. *Install an 8"-10" earthen water saucer with a 30-gallon Gator bag. *Labor, debris removal, hauling, and dump fees included.	1	\$1,500.00	\$1,500.00
						<b>Total</b> <b>\$1,500.00</b>

# 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.: 32396  
Terms: Due on receipt  
Invoice date: 12/04/2025  
Due date: 12/04/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Sales</b>	Landscape Enhancement:  Target Area: *Chenwood Avenue Gate.  Scope of Work: *Install (8) 1-gallon Jasmine Minima in bare areas, on the northwest side of the inside gate of Chenwood. *Install (5) 3-gallon Plumbago to bare spots, north of the gate on the west side of Chenwood. *Install (1) cubic yard of Pine Bark mulch to new plantings only. *Labor, debris removal, hauling, and dump fees included.	1	\$335.00	\$335.00
						<b>Total</b> <b>\$335.00</b>

## 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.: 32397

Terms: Due on receipt

Invoice date: 12/04/2025

Due date: 12/04/2025

#	Date	Product or service	Description	Qty	Rate	Amount	
1.		<b>Sales</b>	Landscape Enhancement:	1	\$985.00	\$985.00	
		<p>Target Area: *Chenwood Avenue Exit.</p> <p>Scope of Work: *Improve the declining landscape near the exit side of the Chanwood Avenue gate. *Remove the dead Juniper. *Prepare beds and install 1/2 yards of soil. *Install (25) 3-gallon Jack Frost Ligustrum to continue the existing line. *Install 1 yard of Pine Bark mulch.</p>					
					<b>Total</b>	<b>\$985.00</b>	

## 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.: 32415

Terms: Due on receipt

Invoice date: 12/16/2025

Due date: 12/16/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Sales</b>	Landscape Enhancement:  Scope of work: *Install (20) 1-gallon of Minima Jasmine at the bed in the Amenity Center. *Includes all labor, materials, hauling, and dumping fees.	1	\$240.00	\$240.00
						<b>Total</b> <b>\$240.00</b>

## 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.: 32416

Terms: Due on receipt

Invoice date: 12/16/2025

Due date: 12/16/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Sales</b>	Landscape Enhancement:	1	\$900.00	\$900.00
		Scope of Work: *Flush cut (2) split Cypress trees located along the west side of Pond 40. *Includes all labor, materials, hauling, and dumping fees.				
		<b>Total</b>				
		<b>\$900.00</b>				

## 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.: 32421

Terms: Due on receipt

Invoice date: 12/17/2025

Due date: 12/17/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Sales</b>	Tree Removal:  Target Area: *White Bluff Pond.  Scope of Work: *Remove tree and replace with 2-inch caliper Sweetgum (Liquidambar styraciflua 'rotundiloba'). *Install an 8-10-inch earthen water saucer with a 30-gallon Gator bag. *Labor, debris removal, hauling, and dumping fees included.	1	\$1,500.00	\$1,500.00
					<b>Total</b>	<b>\$1,500.00</b>

## 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.: 32427

Terms: Due on receipt

Invoice date: 12/17/2025

Due date: 12/17/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Sales</b>	Irrigation:  Target Area: *Controller 2.  Scope of Work: *Replace the faulty magnetic starter for the pump-controller 2. The existing starter is failing, resulting in inconsistent power distribution to the pump. This weakened component causes intermittent overload conditions, which in turn shut the pump down to protect the system.	1	\$1,493.24	\$1,493.24
						<b>Total</b> <b>\$1,493.24</b>

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

## Invoice

Date	Invoice #
12/2/2025	INV0000105287

**Bill To:**

VERANDAHS CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

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

## Invoice

Date	Invoice #
12/5/2025	INV0000105400

**Bill To:**

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

Services for the month of		Terms		Client Number
December		Upon Receipt		00039
Description		Qty	Rate	Amount
Amenity Management & Oversight		1.00	\$1,020.83	\$1,020.83
Personnel Reimbursement		1.00	\$1,452.49	\$1,452.49
		Subtotal		\$2,473.32
		Total		\$2,473.32

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

## Invoice

Date	Invoice #
12/1/2025	INV0000105469

**Bill To:**

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

Services for the month of		Terms		Client Number
November		Upon Receipt		00039
Description		Qty	Rate	Amount
Cell Phone		50.00	\$1.00	\$50.00
Auto Mileage & Travel		68.60	\$1.00	\$68.60
		Subtotal		\$118.60
		Total		\$118.60

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

**Invoice**

Date	Invoice #
12/19/2025	INV0000105854

**Bill To:**

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

Description	Services for the month of		Client Number
	December	Terms	
Personnel Reimbursement	Qty 1.00	Rate \$1,489.45	Amount \$1,489.45
	<b>Subtotal</b>		\$1,489.45
	<b>Total</b>		\$1,489.45

**THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT**

---

DISTRICT OFFICE . WESLEY CHAPEL, FLORIDA 33544  
MAILING ADDRESS . 3434 COLWELL AVENUE . SUITE 200 . TAMPA, FLORIDA 33614

**Check Request**

Amount: \$641.49

Date: 11/26/25

Payable to: Sarah Nesheiwat

Address: 12338 Jillian Circle  
Hudson, FL 34669

Reason: Reimbursement for Christmas Decorations

Requester: Sean Craft

Directions for Check: Authorized by the Board of Supervisors at the November 4th, 2025 meeting to cover the costs of holiday decorations. Code to holiday decorations, 53900-4680.

**THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT**

---

DISTRICT OFFICE . WESLEY CHAPEL, FLORIDA 33544  
MAILING ADDRESS . 3434 COLWELL AVENUE . SUITE 200 . TAMPA, FLORIDA 33614

**Check Request**

Amount: \$641.49

Date: 12/12/25

Payable to: Sarah Nesheiwat

Address: 12338 Jillian Circle  
Hudson, FL 34669

Reason: Reimbursement for Christmas Decorations

Requester: Sean Craft

Directions for Check: Authorized by the Board of Supervisors at the November 4th, 2025 meeting to cover the costs of holiday decorations. Code to holiday decorations, 53900-4680.

**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**

Page: 1

Invoice Number: PSI226250  
Invoice Date: 12/1/2025

**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 12/1/2025  
Due Date 12/31/2025  
Terms Net 30

Customer ID 13825  
P.O. Number  
P.O. Date 12/1/2025  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,380.00	1,380.00
December Billing					
12/1/2025 - 12/31/2025					
The Verandahs CDD - LAKE ALL					

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

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

Stellar Electrical Services LLC

# Invoice

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

Date	Invoice #
12/4/2025	10232025001

Bill To
The Verandahs CDD

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	U/M	Rate	Amount
	Tripped Breaker Indicator Light for Irrigation Well Pumps			
12	Labor		95.00	1,140.00
1	Service Charge		95.00	95.00
1	Fuel Surcharge		5.97	5.97
1	Material - qty. 2 - Mounting Rails Contactor, qty.2 - NC Contactor 60 amp 120 Coil, qty. 2 - outdoor Nema 4 Metal Powder Coated 10 x 8 x 6 Contactor Cabinet, qty.2 - light fixtures protected jelly jar type, qty.2 - Red light bulb, qty.2 - Double gang WP j box 4 hole 1/2 inch, qty.2 - Double gang cover plate, qty.2 - 8ft x 6in pressure treated board, qty.12 - 5 inch wood screw, qty.50ft - 1/2 inch flex conduit, qty.16 - 1/2 flex connector, qty.150ft - #10 stranded wire, qty.20 - Wire connectors, qty.1 - 3 pole Eaton 60 amp Breaker. qty.1 Liquid rubber coating quart, qty. 2 6" x 6" metal post cap.		800.00	800.00
				<b>Total</b>

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

Date	Invoice #
12/4/2025	10232025001

Bill To
The Verandahs CDD

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	U/M	Rate	Amount
	<p>-Procured and installed of the commercial grade material items listed. The existing service entrance conductors are installed with number six American wire gauge wire ran from the transformer to the meter can for the electrical service at Chenwood Ave &amp; Luftburrow Lane. This service powers the well pump for the irrigation of the landscape area. This service has a 30 Amp 3 Pole Fused Main Service Disconnect providing overcurrent protection for the main lug distribution panel. The well pump installed is a 7 ½ Horse motor which draws 40 amps. The 40 Amp draw of the motor are blowing the 30 Amp fuses installed inside the Main Disconnect. The number Six service entrance conductors allow for up to 60 Amps. The circuit breaker for a motor is allowed to be oversized by up to 250 percent to allow for the momentary start up current. This 7 ½ horse well pump motor controlling circuit breaker can be up to a 100 amp 3 pole circuit breaker per the national electrical code, only if the main service conductors were installed to support that amount of current. This service is limited to 60 Amp 3 Pole Circuit Breaker due to the number Six service entrance conductors. The national electrical code will allow for a 7 ½ motor to be controlled by a 60 amp 3 pole circuit breaker as long as it can handle the motors momentary start up current. The actual momentary start up current is unknown. The 60 amp 3 pole circuit breaker will greatly increase the available start up current. This breaker replacement ( from 30 amp to 60 amp ) was conducted to the irrigation well service at Chenwood Ave &amp; Saulston Place. Since upgrading the breaker in late 2024 to date the well breaker no longer nuisance trips.</p>			
				<b>Total</b>

Stellar Electrical Services LLC

# Invoice

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

Date	Invoice #
12/4/2025	10232025001

Bill To
The Verandahs CDD

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	U/M	Rate	Amount
	<p>Procured and installed a red indicator light at each irrigation well service located at Chenwood Ave &amp; Luftburrow Lane and the irrigation well service located at Chenwood Ave &amp; Saulston Place. The Indicator lights were installed and wired to turn the light on when the well breaker is tripped or manually turned off. Installed a light fixture, weather rated contactor cabinet, a contactor, and splice junction box to the well conductors and all other necessary conduits and conductors to activate an indicator light when the irrigation well breaker is tripped or manually turned off. A 4" x 6" x 8' pressure treated post is installed to the side of an available service support post for the indicator light to mount too. The indicator light is powered by a separate 20 amp single pole breaker installed into the same panel as the well pump breaker. If power is ever lost to the entire electrical service, the new indicator light will not turn on. This new indicator light will only activate when (A.) the entire electrical service is fully powered on and (B.) when the well breaker is tripped off OR manually turned off.</p> <p>Applied a coat of liquid rubber to the electrical service post tops at both electrical services at Chenwood Ave &amp; Luftburrow Lane and Chenwood Ave &amp; Saulston Place. The existing post tops are not currently protected from the elements and are showing signs of water rot damage. The application of a rubber membrane or metal post cap will greatly increase the lifespan of the electrical service support posts.</p>			
				<b>Total</b> \$2,040.97

## Stellar Electrical Services LLC

## Invoice

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

Date	Invoice #
12/4/2025	11182025001

Bill To  
The Verandahs CDD

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	U/M	Rate	Amount
	<p>Additional Circuit to Monument Sign</p> <p>3 Labor 1 Service Charge 1 Fuel Surcharge 1 Material - Copper Clad 8ft by 5/8 Ground Rod, Copper Clad Direct Burial Ground Rod Clamp, Homeline 20 amp Tandem Breaker, Eaton Breaker Blanks</p> <p>Arrived on site and reviewed the scope of work with the board member. Purchased and Installed Tandem Homeline circuit breaker to verify proper fit into this 6 circuit distribution panel. Dug up and removed the monument sign light fixture. Tried to pull in a new a new circuit by tying to the existing ground wire. The wire pulls about three feet and stopped. Suspect there is a buried junction box between the distribution panel and the sign light fixture making it impossible to pull the circuit through. The buried junction box will need to be located in order to pull a new circuit through this existing conduit. The ground wire broke when trying to pull the slack back to the light fixture. I contacted the board member and notified him of the problem. I ran to a local supply house and purchased a ground rod and ground clamp to install at the light fixture location to reestablish a ground conductor for safety. Reinstalled the light fixture and override the photocell to activate the light fixtures. Both are working. The board member notified me that the seasonal display lights installed this year were working without any nuisance tripping on the existing circuit and no additional circuit is needed at this time. To add an additional circuit in the future we will need to either locate the buried junction box or install a new directional bore conduit from the island to the panel</p>		95.00 95.00 5.97 52.44	285.00 95.00 5.97 52.44



Invoice

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

## Sun Coast Rust Control

<b>Bill to</b>	The Verandahs CDD cddinvoice@rizzetta.com	<b>Invoice</b>	08743
<b>Ship to</b>	C/O Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	<b>Date</b>	Dec 1, 2025
		<b>Terms</b>	Net 30
		<b>Due date</b>	Dec 31, 2025
		<b>Amount due</b>	\$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.			
	<b>Subtotal</b>		\$1,250.00
	<b>Total</b>		\$1,250.00
	<b>Paid</b>		\$0.00

**Amount due      \$1,250.00**

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

### Notes

Thank you for your business.



# INVOICE

## **Suncoast Sparkling Cleaning Service**

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

INVOICE NO. 485  
DATE December 1, 2025  
FOR: November Cleanings

TO:

## Verandahs CDD

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

Make all checks payable to: **Suncoast Sparkling Cleaning Service** Total due within 15 days of invoice date.  
**THANK YOU FOR YOUR BUSINESS!**



RECEIVED  
DEC - 8 2021

CC113025-266

0 THE VERANDAHS CDD 0

BY:

**ACCOUNT SUMMARY**

Credit Limit	\$10,000.00
Credit Available	\$9,514.00
Statement Closing Date	November 30, 2025
Days in Billing Cycle	30
Previous Balance	\$560.78
Payments & Credits	\$560.78
Purchases & Other Charges	\$471.84
Balance Transfer	\$0.00
<b>FEES CHARGED</b>	\$0.00
<b>INTEREST CHARGED</b>	\$0.00
New Balance	<b>\$471.84</b>

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	\$471.84
Minimum Payment Due	\$471.84
Payment Due Date	December 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

**TRANSACTIONS**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
				<b>\$560.78-</b>
11/25	11/25	F151500A900CHGDDA	AUTOMATIC PAYMENT - THANK YOU	560.78-
		MICHELLE WHITE		\$0.00
		FRANCES THOMSON		<b>\$471.84</b>
11/01	11/01	55432869H5SQQ8ZRE	AMAZON.COM*NK5863GT1 SEATTLE WA	57.78
		MCC: 5942 MERCHANT ZIP:		
11/02	11/02	55432869J5SM7LZ1W	AMAZON.COM*NK0CL4QM0 SEATTLE WA	36.17
		MCC: 5942 MERCHANT ZIP:		
11/05	11/05	55432869M5VENLF2J	AMAZON MKTPL*NK6NV0YJ1 SEATTLE WA	76.05
		MCC: 5942 MERCHANT ZIP:		
11/07	11/07	55432869P5W3KZ5K5	AMAZON MKTPL*NK4661IO2 SEATTLE WA	160.76
		MCC: 5942 MERCHANT ZIP:		
11/13	11/13	55432869X5Y0N26DX	ULINE *SHIP SUPPLIES PLEASANT PRAI WI	65.60
		MCC: 5984 MERCHANT ZIP: 34117		

Transactions continued on next page

1080 0001 TVH 001 7 31 251130 0 PAGE 1 of 2 10 1515 0000 BASE

470

Please detach bottom portion and submit with payment using enclosed envelope



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

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

470

**PAYMENT INFORMATION**

Payment Due Date	December 26, 2025
New Balance	\$471.84
Minimum Payment Due	\$471.84
Past Due Amount	\$0.00

Make Check  
Payable to:

Amount Enclosed: \$

Valley Bank  
PLEASE DO NOT MAIL CHECKS  
St Petersburg FL 33716

00047184000471844

## 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.

## 0 THE VERANDAHS CDD 0

## TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
11/13	11/13	55483829Y0FNVA374	WAL-MART #5266 HUDSON FL MCC: 5411 MERCHANT ZIP: 34667	14.37
11/15	11/15	55432869Z5YY5VW5K	AMAZON MKTPL*B875V2VR2 SEATTLE WA MCC: 5942 MERCHANT ZIP:	31.99
11/17	11/17	5543286A15ZKKHPXH	AMAZON MKTPL*B85831YY0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	29.12

## IMPORTANT ACCOUNT INFORMATION

\$0 - \$471.84 WILL BE DEDUCTED FROM YOUR ACCOUNT AND  
CREDITED AS YOUR AUTOMATIC PAYMENT ON 12/26/25. THE  
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS  
POSTED ON OR BEFORE THIS DATE.

## REWARDS SUMMARY

Previous Cashback Balance	\$3.35	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$1.18	\$0-\$500,000 = 0.25%
New Cashback Balance	\$4.53	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	\$1,500,001-\$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.

**The Verandahs CDD  
Crdit Card - F. Thomson**

**Closing Date** 30-Nov-25  
**Payment Date** 25-Dec-25

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

Date	Vendor Name	Description	Amount	Facility Supplies
11/1/2025	Amazon	Supplies	57.78	57.78
11/2/2025	Amazon	Supplies	36.17	36.17
11/5/2025	Amazon	Supplies	76.05	76.05
11/7/2025	Amazon	Supplies	160.76	160.76
11/13/2025	ULINE SHIP SUPPLIES	Supplies	65.60	65.60
11/13/2025	Walmart	Supplies	14.37	14.37
11/15/2025	Amazon	Supplies	31.99	31.99
11/17/2025	Amazon	Supplies	29.12	29.12
<b>TOTAL</b>			<b>\$ 471.84</b>	<b>\$ 471.84</b>
				<b>57200-4619</b>

## Order Summary

Order placed November 1, 2025

Order # 111-5900354-9998659

**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:	\$36.17
Shipping & Handling:	\$0.00
Total before tax:	\$36.17
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$36.17</b>

### Arriving Monday

[Tork Multifold Hand Towel White H2, Universal, 100% Recycled Fibers, 16 x 250](#)[Towels, MB540A](#)

Sold by: Amazon.com

Supplied by: Other

\$36.17

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# Order Summary

Order placed November 1, 2025

Order # 111-3737246-5420264

**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:	\$57.78
Shipping & Handling:	\$0.00
Total before tax:	\$57.78
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$57.78</b>

## Arriving Monday



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

Sold by: Amazon.com

2 Supplied by: Other

\$28.89

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# Order Summary

Order placed November 4, 2025

Order # 111-7220293-8529035

## 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:	\$80.63
Shipping & Handling:	\$0.00
Your Coupon Savings:	-\$4.58
Total before tax:	\$76.05
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$76.05</b>

## Arriving tomorrow



**XIMISHOP 82PCS Christmas Snowflake Window Clings Stickers for Glass, Xmas Decals Christmas Decorations Indoor Holiday Snowflake Santa Claus Reindeer Decals for Party**  
 Sold by: XIMISHOP  
 Supplied by: Other  
 \$6.99



**18pcs Crystal Christmas Ornaments for Tree Decorations-Hanging Acrylic Snowflake Icicle Ornaments with Drop Pendants for Winter Wonderland Chandelier Crystals Decorations Supplies**  
 Sold by: Better Now  
 Supplied by: Other  
 \$8.99



**Christmas Double Head Snowflake Projection Lights, ZBPP Outdoor LED Christmas Lights IP65 Waterproof, Rotating Snow Lamp Brighter LED Landscape for Xmas Holiday Party Decoration**  
 Sold by: HongtuGJ-US  
 Supplied by: Other  
 \$22.90



**300 PCS 8 Sheet Christmas Snowflake Window Cling Stickers for Glass, Xmas Decals Decorations Holiday Snowflake Santa Claus Reindeer Decals for Party**  
 Sold by: CCINEE-US  
 Supplied by: Other  
 \$5.39



**kakoya Flameless LED Candles with Timer 5 Pc Flickering Flameless Candles for Romantic Ambiance and Home Decoration Stable Acrylic Shell,with Embedded Star String, Battery Operated Candles (Red)**  
 Sold by: kakoya  
 Supplied by: Other  
 \$22.38

[Back to top](#)

# Order Summary

Order placed November 6, 2025

Order # 111-3899366-8617043

## 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:	\$164.06
Shipping & Handling:	\$0.00
Promotion Applied:	-\$3.30
Total before tax:	\$160.76
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$160.76</b>

## Arriving Saturday



Tuddrom Decorative Extra Soft Faux Fur Blanket Twin Size 70" x 78",Solid Reversible Fuzzy Long Hair Shaggy Blanket,Fluffy Plush Fleece Comfy Microfiber Throw Blanket for Couch Sofa Bed,Pure White

Sold by: TOONOW

Supplied by: Other

\$24.99

Nestle Coffee mate Coffee Creamer, Original, Liquid Creamer Singles, Non Dairy, No Refrigeration, 0.375 fl oz Tubs (Pack of 360)

Sold by: Amazon.com

Supplied by: Other

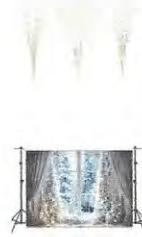
\$34.99

24 Pack Artificial Glitter Berry Stem Ornaments 17.5 Inch Fake Christmas Picks Decorations with Poinsettia Christmas Flowers, Bead Sticks for DIY Christmas Tree Wreath Wedding Small Vase Decor

Sold by: Stadeco

Supplied by: Other

\$24.99



Kate 7x5ft Christmas Backdrop Photography Winter Window Forest Snow View Curtains Candle Background Xmas Family Holiday Party Photography studio Prop Photo Video

Sold by: Kate-Studio

Supplied by: Other

\$32.33



Christmas Ball Ornaments Shatterproof Plastic Tree Ornaments 24 PCS Shaped Styles Xmas Tree Holiday Decor,White

Sold by: Senjie Authorized Shop

Supplied by: Other

\$21.99



92pcs Set of Christmas Ball Ornaments, Crystal Hanging Snowflake Drop, Xmas Glitter Poinsettia Flowers, Artificial Stems for Christmas Tree Decoration Holiday Wedding Home Party Decor (White)

Sold by: YONSYA

Supplied by: Other

\$24.77

[Back to top](#)



1-800-295-5510

[Help](#)[Chat Live](#)

## ✓ ORDER SUBMITTED

**ORDER # 41447255**

Order Date: 11/12/2025

Thank you for shopping with Uline! Your order has been successfully submitted.  
You will receive an email confirmation at [ftthomson@rizzetta.com](mailto:ftthomson@rizzetta.com) once this order has been processed.

**Order Details**

**Billing Address**  
VERANDAHS THE  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390

**Shipping Address**  
Frances Thomson  
12405 PARCHMENT DR  
HUDSON, FL 34667-2572

**Ship Via:** UPS GROUND  
**Will Ship:** 11/12/2025

**Payment Method:** MasterCard  
**PO #:**

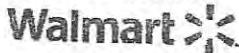
Uline Account #: 33530844

Order Placed By:  
Frances Thomson**Item Summary**

	Adhesive Butyl Pad - 8"	H-4467	\$8.00 / EA	6	\$48.00
---	-------------------------	--------	-------------	---	---------

<b>Subtotal =</b>	<b>\$48.00</b>
<b>Tax =</b>	<b>\$0.00</b>
<b>Shipping/Handling =</b>	<b>\$17.60</b>
<b>Total =</b>	<b>\$65.60</b>

Give us feedback @ [survey.walmart.com](http://survey.walmart.com)  
Thank you! ID #: 7VRBXY1VORTV



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

ST# 05266 OP# 009003 TE# 03 TR# 03601

# ITEMS SOLD 4  
TC# 6560 4863 2283 1532 2104



FOAM CUPS 078742097080 4.98 N  
FOAM CUPS 078742097080 4.98 N  
PUSH PIN 695780720142 2.44 N  
PAPER CLIPS 844106057160 1.97 N

SUBTOTAL 14.37  
TOTAL 14.37  
MCARD TEND 14.37  
CHANGE DUE 0.00

MASTERCARD- 0442 I 1 APPR#013646

14.37 TOTAL PURCHASE

REF # 531766379752

PAYMENT SERVICE - A

AID A0000000041010

TERMINAL # 21156719

\*No Signature Required

11/13/25 08:49:43

Tax ID: 858013677163C3

GOVERNMENT

GOVERNMENT, LOCAL

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

Issued Pursuant to Chapter 212,  
Florida Status

Certificate Number: 858013677163C3

Expiration Date: 2026-12-31

This Certifies that:

VERANDAHS COMMUNITY DEVELOPMENT

DISTRICT

5844 OLD PASCO RD STE 100

WESLEY CHAPEL FL 33544

is exempt from the payment of Florida  
sales and use tax on real property  
rented, transient rental property  
rented, tangible personal property  
purchased or rented, or services  
purchased.



Get free delivery  
from this store  
with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.  
11/13/25 08:50:09



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

ST# 05266 OP# 009003 TE# 03 TR# 03601

\*\*\*\*\*

\* TAX EXEMPT SALE \*

\*\*\*\*\*

FOAM CUPS 078742097080 4.98 N

FOAM CUPS 078742097080 4.98 N

PUSH PIN 695780720142 2.44 N

PAPER CLIPS 844106057160 1.97 N

Tax ID: 858013677163C3

GOVERNMENT

GOVERNMENT, LOCAL

Single Purchase Exemption  
Consumer's Certificate of Exemption

DR-14

Issued Pursuant to Chapter 212,  
Florida Status

Certificate Number: 858013677163C3

Expiration Date: 2026-12-31

This Certifies that:

VERANDAHS COMMUNITY DEVELOPMENT

DISTRICT

5844 OLD PASCO RD STE 100

WESLEY CHAPEL FL 33544

is exempt from the payment of Florida  
sales and use tax on real property  
rented, transient rental property  
rented, tangible personal property  
purchased or rented, or services  
purchased.

Authorized Signature:

\*\*\*\*\*

\* TAX EXEMPT SALE \*

\*\*\*\*\*

11/13/25 08:50:09

Low prices You Can Trust. Every Day.  
11/13/25 08:50:09

## Order Summary

Order placed November 15, 2025

Order # 111-5250355-3725020

**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:	\$31.99
Shipping & Handling:	\$0.00
Total before tax:	\$31.99
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$31.99</b>

### Arriving tomorrow



Tiamon 6 Pcs Christmas Door Cover Decorations 71 x 35 inch Front Door Backdrop

Banner Xmas Hanging Cover for Indoor Outdoor Window Merry Christmas Party

Decorations (Classic)

Sold by: Nosleeping

Supplied by: Other

\$31.99

[Back to top](#)

## Order Summary

Order placed November 17, 2025

Order # 111-5454230-2384259

**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:	\$29.12
Shipping & Handling:	\$0.00
Total before tax:	\$29.12
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$29.12</b>

### Arriving Sunday



Genuine Joe-GJO24080 2-Ply Household Roll Paper Towels (Pack of 30) - WHITE

Sold by: Shoplet

Supplied by: Other

\$29.12

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# INVOICE

Page 1 of 2

**Customer ID:**

Customer Name:

Service Period:

Invoice Date:

Invoice Number:

**22-95172-53005**VERANDAHS COMMUNITY  
DEVELOPMENT DISTRICT

12/01/25-02/28/26

11/11/2025

1143046-1568-4

**Access Your Account****Visit [wm.com/MyWM](http://wm.com/MyWM)**

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

**Your Payment is Due****Dec 11, 2025**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

**Your Total Due****\$59.61**

If payment is received after  
**12/11/2025: \$ 64.61**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
59.61		(59.61)		0.00		59.61		<b>59.61</b>

**IMPORTANT MESSAGES**

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

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



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



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

Invoice Date	Invoice Number	Customer ID (Include with your payment)
11/11/2025	1143046-1568-4	<b>22-95172-53005</b>
Payment Terms	Total Due	Amount
Total Due by 12/11/2025 If Received after 12/11/2025	\$59.61 \$64.61	

**\*\*\* DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED \*\*\***  
Your bank account will be drafted \$59.61.

1568000229517253005011430460000000596100000005961 6

I0290R02

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

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

## DETAILS OF SERVICE

## Details for Service Location:

Verandahs Community Development District, 12375 Chenwood Ave,  
Hudson FL 34669

Customer ID: 22-95172-53005

Description	Date	Ticket	Quantity	Amount
Curb Service 2X Week	12/01/25		1.00	59.61
Recycle Curb Service 1X Week	12/01/25		1.00	0.00
<b>Total Current Charges</b>				<b>59.61</b>

## GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



## AutoPay

Set up recurring payments with us at [wm.com/myaccount](http://wm.com/myaccount)

## Online

Use [wm.com](http://wm.com) for quick and easy payments

## By Phone

Pay 24/7 by calling 866-964-2729

### HOW TO READ YOUR INVOICE



The image shows a sample WM invoice with the following details:

- Previous Balance:** \$123.45
- Payments:** (\$123.45)
- Adjustments:** 0.00
- Current Invoice Charges:** \$123.45
- Total Account Balance Due:** \$123.45

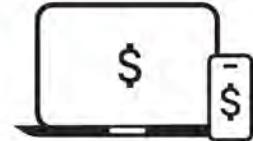
**1** Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.

**2** Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.

**3** Service location details the total current charges of this invoice.

## New Payment Platform

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



## Expanded payment options.

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

## Anytime, anywhere payments.

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

## Complete Hub for account activity.

Continue to view and manage your bills directly from [My WM](http://wm.com/mywm) ([wm.com/mywm](http://wm.com/mywm)).

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

<input type="checkbox"/> Check Here to Change Contact Info	<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment
List your new billing information below. For a change of service address, please contact <b>WM</b> .	
Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	
Bank Account Holder Signature	

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

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

## SUMMARY BILLING

Page 1

Customer Name  
VERANDAHS CDD

Customer Number  
10365384

Bill Date  
11/19/2025

Account	Account Description	Reading			kWh	DMD	Balance Forward	Current Charges	Total Charges
		From	To	Rate					
1573431				PL			0.00	515.92	515.92
1573432				PL			0.00	3,262.19	3,262.19
1573433		10/16	11/13	GS	24		0.00	42.70	42.70
2026777		10/16	11/13	GS	19		0.00	42.17	42.17
2095489		10/16	11/13	GS	1163		0.00	162.91	162.91
Subtotal:					1206		0.00	4,025.89	4,025.89

DO NOT PAY - Total amount will be electronically transferred on 12/05/2025.

Bill Date: 11/19/2025

Electronic Funds Transfer On: 12/05/2025

Total Charges Due: 4,025.89

District: BP13

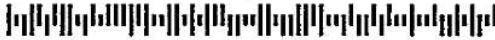
**DO NOT PAY**



10365384  
VERANDAHS CDD  
PO BOX 32414  
CHARLOTTE NC 28232-2414

BP13

**\*\* Summary Bill \*\***



000157343100040258900040258906

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

Bill Date **11/19/2025**  
Amount Due **515.92**  
Current Charges Due **12/12/2025**

District Office Serving You  
Bayonet Point

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

See Reverse Side For More Information

**ELECTRIC SERVICE**

<u>Date</u>	<u>From</u>	<u>To</u>	<u>Reading</u>	<u>Reading</u>	<u>Multiplier</u>	<u>Dem. Reading</u>	<u>KW Demand</u>	<u>kWh Used</u>
-------------	-------------	-----------	----------------	----------------	-------------------	---------------------	------------------	-----------------

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](http://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.

<b>Previous Balance</b>	<b>518.18</b>
<b>Payment</b>	<b>518.18CR</b>
<b>Balance Forward</b>	<b>0.00</b>

<b>Light Energy Charge</b>	<b>28.42</b>
<b>Light Support Charge</b>	<b>26.78</b>
<b>Light Maintenance Charge</b>	<b>81.17</b>
<b>Light Fixture Charge</b>	<b>99.71</b>
<b>Light Fuel Adj 1,101 KWH @ 0.04200</b>	<b>46.24</b>
<b>Poles (QTY 22)</b>	<b>231.00</b>
<b>FL Gross Receipts Tax</b>	<b>2.60</b>

<b>Total Current Charges</b>	<b>515.92</b>
<b>Total Due</b>	<b>515.92</b>
<b>E.F.T.</b>	

<b>Lights/Poles</b>	<b>Type/Qty</b>	<b>Type/Qty</b>	<b>Type/Qty</b>	<b>Type/Qty</b>	<b>Type/Qty</b>
212	3	305	10	306	1
455	8	960	22		

**DO NOT PAY**

Total amount will be electronically transferred on or after 12/05/2025.

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

Bill Date **11/19/2025**  
Amount Due **3,262.19**  
Current Charges Due **12/12/2025**

District Office Serving You  
Bayonet Point

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

See Reverse Side For More Information

**ELECTRIC SERVICE**

<u>Date</u>	<u>From</u>	<u>Reading</u>	<u>Date</u>	<u>To</u>	<u>Reading</u>	<u>Multiplier</u>	<u>Dem. Reading</u>	<u>KW Demand</u>	<u>kWh Used</u>
-------------	-------------	----------------	-------------	-----------	----------------	-------------------	---------------------	------------------	-----------------

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](http://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**  
**Payment**  
**Balance Forward**

**3,281.31**  
**3,281.31CR**  
**0.00**

<b>Light Energy Charge</b>	<b>264.40</b>
<b>Light Support Charge</b>	<b>227.05</b>
<b>Light Maintenance Charge</b>	<b>413.25</b>
<b>Light Fixture Charge</b>	<b>506.31</b>
<b>Light Fuel Adj 9,334 KWH @ 0.04200</b>	<b>392.03</b>
<b>Poles (QTY 141)</b>	<b>1,436.50</b>
<b>FL Gross Receipts Tax</b>	<b>22.65</b>

<b>Total Current Charges</b>	<b>3,262.19</b>
<b>Total Due</b>	<b>E.F.T.</b>

<b>Lights/Poles</b>	<b>Type/Qty</b>	<b>Type/Qty</b>	<b>Type/Qty</b>	<b>Type/Qty</b>	<b>Type/Qty</b>	<b>Type/Qty</b>			
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 12/05/2025.

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

Cycle 13

Bill Date 11/19/2025  
Amount Due 42.70  
Current Charges Due 12/12/2025

District Office Serving You  
Bayonet Point

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

Comparative Usage Information

Period	Average kWh	
	Days	Per Day
Nov 2025	28	1
Oct 2025	31	1
Nov 2024	29	1

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



1 0 3 6 5 3 8 4

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://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.

See Reverse Side For More Information

ELECTRIC SERVICE

From	Reading	To	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/16	12775	11/13	12799				24

Previous Balance	42.85
Payment	42.85CR
Balance Forward	0.00
Customer Charge	39.16
Energy Charge 24 KWH @ 0.06090	1.46
Fuel Adjustment 24 KWH @ 0.04200	1.01
FL Gross Receipts Tax	1.07
Total Current Charges	42.70
Total Due	42.70
E.F.T.	

DO NOT PAY

Total amount will be electronically transferred on or after 12/05/2025.

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

Cycle 13

Bill Date 11/19/2025  
Amount Due 42.17  
Current Charges Due 12/12/2025

District Office Serving You  
Bayonet Point

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

Comparative Usage Information		
Period	Days	Average kWh Per Day
Nov 2025	28	1
Oct 2025	30	1
Nov 2024	29	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

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See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Date	Reading	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/16	11/13	1720	1739				19

Previous Balance	42.32
Payment	42.32CR
Balance Forward	0.00
Customer Charge	39.16
Energy Charge 19 KWH @ 0.06090	1.16
Fuel Adjustment 19 KWH @ 0.04200	0.80
FL Gross Receipts Tax	1.05
Total Current Charges	42.17
Total Due	42.17
E.F.T.	

**DO NOT PAY**

Total amount will be electronically transferred on or after 12/05/2025.

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

Cycle 13

Bill Date 11/19/2025  
Amount Due 162.91  
Current Charges Due 12/12/2025

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						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/16	93897	11/13	95060				1163

**Comparative Usage Information**

Period	Days	Average kWh
Nov 2025	28	42
Oct 2025	30	49
Nov 2024	29	44

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

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<b>Previous Balance</b>	<b>197.89</b>	<b>197.89</b>
<b>Payment</b>	<b>197.89CR</b>	<b>0.00</b>
<b>Balance Forward</b>		
<b>Customer Charge</b>	<b>39.16</b>	
<b>Energy Charge</b> 1,163 KWH @ 0.06090	<b>70.83</b>	
<b>Fuel Adjustment</b> 1,163 KWH @ 0.04200	<b>48.85</b>	
<b>FL Gross Receipts Tax</b>	<b>4.07</b>	
<b>Total Current Charges</b>	<b>162.91</b>	
<b>Total Due</b>	<b>E.F.T.</b>	<b>162.91</b>

**DO NOT PAY**

Total amount will be electronically transferred on or after 12/05/2025.