



Rizzetta & Company

# The Verandahs Community Development District

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## Board of Supervisors Meeting March 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	Chair
	Thomas May	Vice Chair
	Tracy Mayle	Assistant Secretary
	Sarah Nesheiwat	Assistant Secretary
	Brenton Basinger	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

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

February 23, 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, March 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
    - ii. Consideration of Proposal for Rip Rap to Repair Erosion at Site 230 ..... Tab 2
    - iii. Consideration of Proposal for Sox to Repair Erosion at Site 230 ..... Tab 3
  - B. Landscape Inspection Specialist
    - i. Review of Landscape Inspection Report ..... Tab 4
  - C. Red Tree
    - i. Consideration of Proposal for Structural Elevation and Center Pruning of Hardwood Trees..... Tab 5
    - ii. Review of Irrigation Report ..... Tab 6
  - D. Hi-Trim
    - i. Review of Hi Trim Report ..... Tab 7
  - E. District Counsel
  - F. District Engineer
  - G. District Clubhouse Manager
    - i. Review of Clubhouse Manager Report..... Tab 8
  - H. District Manager
    - i. Review of District Manager’s Report ..... Tab 9
    - ii. Review of Website Compliance Audit Report ..... Tab 10

- 4. **BUSINESS ITEMS**
  - A. Consideration of Holiday Lights Proposals (Under Separate Cover)
- 5. **BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors  
Regular Meeting held on February 3, 2026 ..... Tab 11
  - B. Consideration of Minutes of the Board of Supervisors  
Ethics Workshop Meeting held on February 3, 2026 ..... Tab 12
  - C. Consideration of Operation and Expenditures  
for January 2026 ..... Tab 13
- 6. **SUPERVISOR REQUESTS**
- 7. **ADJOURNMENT**

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

Sincerely,

*Sean Craft*  
Sean Craft  
District Manager

Tab 1

# SOLITUDE

LAKE MANAGEMENT



## The Verandahs CDD Waterway Inspection Report

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**Reason for Inspection:** Scheduled-recurring

**Inspection Date:** 2026-02-13

**Prepared for:**

District Manager  
Rizzetta & Company

**Prepared by:**

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

**TABLE OF CONTENTS**

Pg

**SITE ASSESSMENTS**

PONDS80, 90, 100 \_\_\_\_\_ 3

PONDS130, 140, 150 \_\_\_\_\_ 4

PONDSF100, F120, F \_\_\_\_\_ 5

PONDS F160 \_\_\_\_\_ 6

**MANAGEMENT/COMMENTS SUMMARY** \_\_\_\_\_ 6, 7

**SITE MAP** \_\_\_\_\_ 8

80

**Comments:**

Treatment in progress

Site has a minor algae bloom which was treated 2/13 for algae. Water level is lower due to lack of rain.



**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae

90

**Comments:**

Site looks good

This site is in good condition. Banks are clear of any nuisance growth.



**Action Required:**

Routine maintenance next visit

**Target:**

100

**Comments:**

Site looks good

This site is looking great. No noted nuisance growth. Water levels are low.



**Action Required:**

Routine maintenance next visit

**Target:**

130

**Comments:**

Site looks good

Site is in good shape with no nuisance growth. Water level is low and exposing the banks.



**Action Required:**

Routine maintenance next visit

**Target:**

140

**Comments:**

Treatment in progress

Slender Spikerush through out site. This site has great water clarity and is looking good overall.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

150

**Comments:**

Treatment in progress

Algae bloom present within site. Treated on 2/13 and results may take up to 14 days.



**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae

Site: F100

**Comments:**

Site looks good  
This site is in good shape.



**Action Required:**

Routine maintenance next visit

**Target:**

Site: F120

**Comments:**

Treatment in progress  
Carpeted slender Spikerush  
throughout site.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: F160

**Comments:**

Treatment in progress  
Slender and sub surface algae  
throughout the site.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

**Site:** F160

**Comments:**

Treatment in progress

Slender Spike Rush present within site. The wild side of this site is looking great.



**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation

## Management Summary

With the low water levels we are seeing more submersed vegetation and more exposed banks for this month of February.

We are still seeing some algae and slender pop up on a few sites and we will continue to treat and ensure this does not get out of hand. Sites 80, 150, and F160 have been treated for algae and should take up to 14 days for results. Treatments were done cautiously and strategically to limit risk of oxygen levels dropping at a rapid speed and we accommodate for the lower water levels.

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!

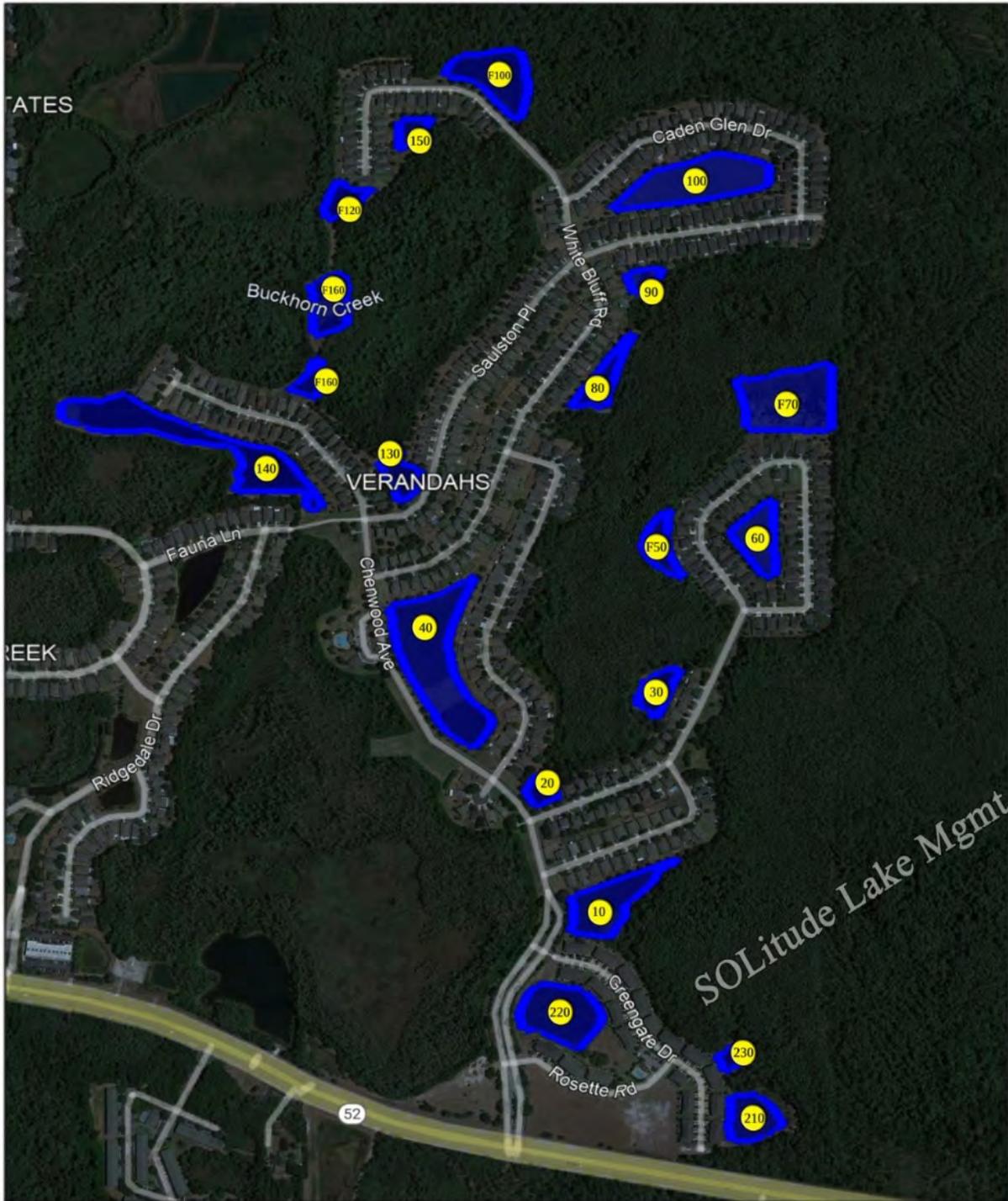
Site	Comments	Target	Action Required
80	Treatment in progress	Surface algae	Routine maintenance next visit
90	Site looks good		Routine maintenance next visit
100	Site looks good		Routine maintenance next visit
130	Site looks good		Routine maintenance next visit
140	Treatment in progress	Species non-specific	Routine maintenance next visit
150	Treatment in progress	Surface algae	Routine maintenance next visit
F100	Site looks good		Routine maintenance next visit
F120	Treatment in progress	Species non-specific	Routine maintenance next visit
F160	Treatment in progress	Species non-specific	Routine maintenance next visit
F160	Treatment in progress	Submersed vegetation	Routine maintenance next visit



# The Verandahs CDD

Hudson, FL

1-888-480-5253



NPM 04/2022

Tab 2

## **SERVICES AGREEMENT**

PROPERTY NAME: The Verandahs CDD

CUSTOMER NAME: **The Verandahs CDD**

SERVICE DESCRIPTION: 2026 One-Time Erosion Repair for Site 230 (86.1 linear feet)

EFFECTIVE DATE: **February 5, 2026**

SUBMITTED TO: Sean Craft

SUBMITTED BY: Kyle Wilson, Operations Manager; Andrea Jones, Sales Support Administrator

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.
4. **PAYMENT.** SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.



5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.
6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.
7. RESERVED.
8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.
9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.
10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably



and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at [www.adr.org](http://www.adr.org), or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.



18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[SIGNATURES FOLLOW ON THE NEXT PAGE]



By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

THE VERANDAHS CDD

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Please Remit All Payments to:**

**Customer's Address for Notice Purposes:**

**SOLitude Lake Management, LLC  
1320 Brookwood Drive Suite H  
Little Rock AR 72202**

\_\_\_\_\_

**Please Mail All Notices and Agreements to:**

**SOLitude Lake Management, LLC  
1253 Jensen Drive, Suite 103  
Virginia Beach, VA 23451**



### **SCHEDULE A – SCOPE OF SERVICES**

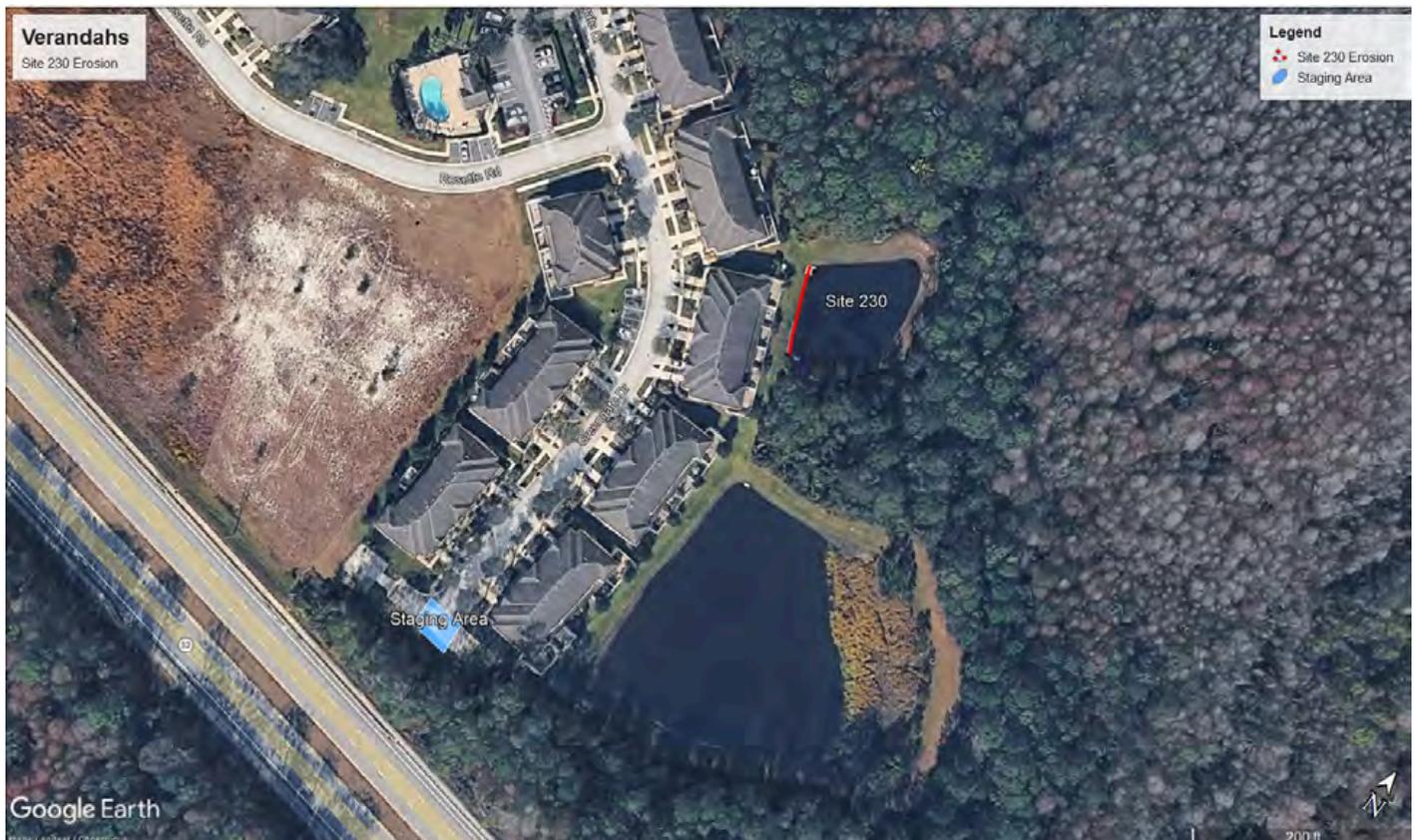
PROJECT SUMMARY: SOLitude will use a mini excavator to pull out the washed in sediment at Site 230 (86.1 linear feet). Sediment will be used to repair the eroded areas of the bank and install felt and a 3 foot row of 6-12" rip rap. (Area is marked in red on the attached map)

#### Specifications:

1. Company will mobilize equipment and crews to site.
2. Company will use a mini excavator to pull out the washed in sediment (86.1 linear feet).
  - a. Sediment will be used to repair the eroded areas of the bank.
3. Company will install felt and a 3 foot row of 6-12" rip rap. (Area is marked in red on the attached map)

#### Assumptions:

1. Company will have free and unimpeded access to the work location.
2. Price is based on a reasonable plan / field design of the specified work.
3. Should any additional issues be identified during work activity, Company will notify Customer immediately to discuss modified scope, related additional costs, and confirm project path forward.





General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



**SCHEDULE B – PRICING SCHEDULE**

Total Price: **\$8,668.40** Price is valid for 60 days from the Effective Date

**Due upon execution of this Agreement: 50% of the Total Price**

**Due upon completion of the services: remaining 50% of the Total Price**

Tab 3



# ESTIMATE

## Shoreline Restoration Repair

SOLitude Lake Management  
1320 Brookwood Drive, Suite H  
Little Rock, AR 72202  
888.480.LAKE  
www.solitudelakemanagement.com

**PROJECT NAME:**

The Verandahs

**SOLitude Contact:**

Kyle Wilson

352-665-9451  
kyle.wilson@solitudelake.com

**LOCATION:**

11916 Greengate Drive, Hudson, FL 34669

**Estimate Date:**

February 11, 2026

**Expires On:**

April 11, 2026

**Grand Total (USD): \$13,019.00**

**PRODUCT / SERVICE**

- Repair eroded shoreline to create a Bioengineered Living Shoreline to stop future erosion and stabilize the shoreline
- Estimated area to be repaired: 86 linear feet, and 344 square feet
- Installation of geotextile erosion repair system (SOX Erosion Solutions™, Filtrex® or similar) anchored into firm ground
  - Includes:
    - Geotextile, technical grade mesh material with rip-stop technology
    - Wooden stakes, diamond braid rope and/or steel anchors as required
- Geotextile mesh system will be filled with imported fill as required
- Sod installation INCLUDED once the system is installed

**SPECIAL PROJECT / SITE NOTES**

- The service includes a 6' SOX for a section of Site 230 pond.

**CUSTOMER RESPONSIBILITIES**

- Customer is responsible for securing and/or cost of any necessary permits
- Marking sprinkler heads, irrigation intakes or other structures, otherwise SOLitude will not be responsible for damages to unmarked equipment or structures
- Identify access points and staging areas for equipment and for fill delivery and storage during the project
- Watering/irrigating new sod, seed or plantings immediately following installation to ensure survival of living shoreline

**WARRANTY**

- Geotextile material is warranted for five (5) years
- The labor warranty for any manual adjustments needed is for one (1) year
- The warranties do not cover damage to material due to 'acts of God' such as floods, hurricanes or other catastrophic events, vandalism or theft.
- Lack of healthy sod, grass or plant cover due to insufficient watering/irrigation will void the warranties. This is a bioengineered living wall system that must be adequately watered

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

**ACCEPTANCE OF ESTIMATE**

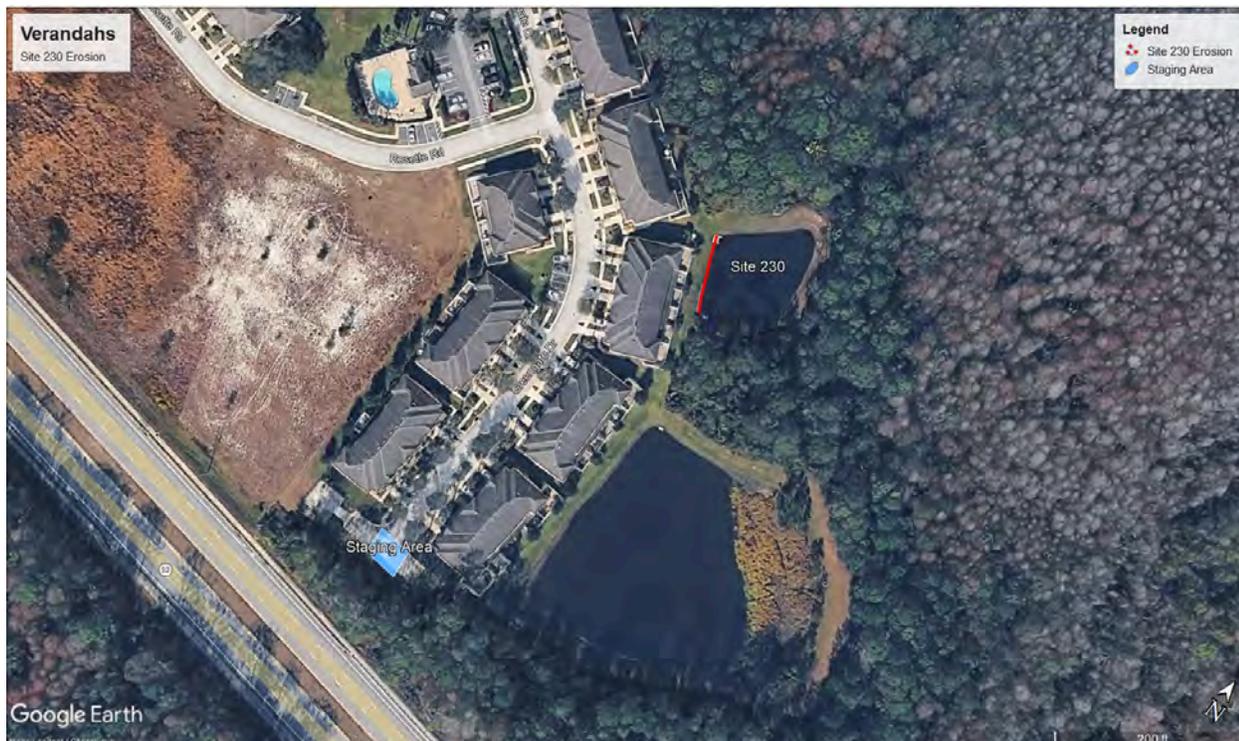
- Customer signature to this non-binding estimate, gives SOLitude's operations team approval to access the property to conduct a site survey to verify site conditions, equipment access and other project logistics.
- Following the operations site survey, a formal contract document will be forwarded for signature. Any adjustments to the project cost will be made prior to submitting the formal contract and will be discussed with the Customer at that time.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Notes / Terms**

*This estimate is for the work scope and materials as described above. Modifications, additional or inclusions will be at an additional cost to the customer.*



**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

Tab 4

# THE VERANDAHS

## LANDSCAPE INSPECTION REPORT



February 04, 2026

Rizzetta & Company

Amiee Brodeen – Landscape Specialist

Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management

# Summary, Chenwood Ave

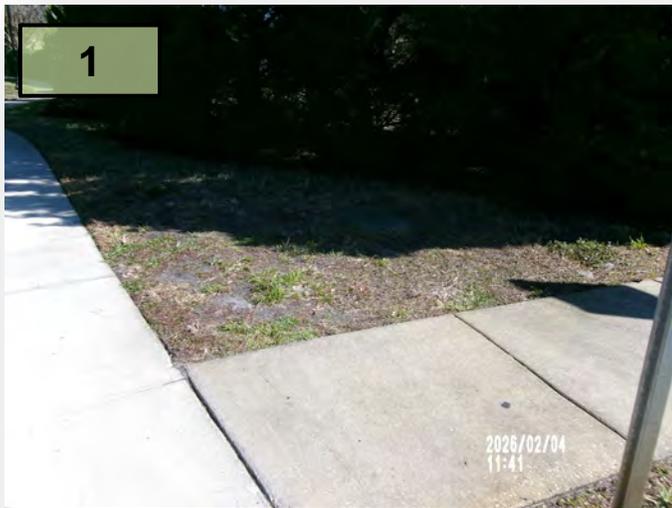
## General Updates, Recent & Upcoming Maintenance Events

- Before mulching, please ensure the mulched beds are treated with PreM to help suppress more cool season weedy growth. Did this take place before the mulch was installed?
- Focus on limbing up any tree branches that overhang the walkways by at least 10-feet, and 15-feet over roadways.

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. **Front Entrance – East Side Chenwood:**

The turf adjacent to the cedar trees is exhibiting signs of decline, likely due to reduced light exposure or insufficient irrigation. Please evaluate the impacted area and implement corrective measures as appropriate. (Pic 1)



2. **Cedar Trees – Same Area as Above:** There are multiple dead branches present within the cedar trees. If these branches fall within the required 10-foot clearance zone, please proceed with removing the dead limbs. (Pic 2>)

3. **Cold Snap Damage:** The recent cold snap caused significant stress to several plant materials. I recommend allowing an additional couple of weeks for regrowth to determine....

**(#3 Cont.)**.... which plants begin to leaf out. In March we can conduct a thorough evaluation to identify and confirm which plants will require replacement.

4. **Chenwood Entrance – Viburnums:** The viburnums sustained considerable damage from the recent cold snap. Once temperatures begin to warm, please prune back no more than one-third of each shrub and allow time for natural recovery. (Pic 4>)

5. **Chenwood – East Side Turf:** The turf in this area is showing increased patchiness. Please investigate for potential causes such as fungal activity, insect pressure, or other stress factors, and apply the appropriate corrective treatments. (Pic 5a>, 5b>)



# Chenwood Ave

## 6. Recent Plantings – West Side Exit Gates:

The recently installed gold mounds have declined significantly, with several plants either dead or beyond recovery. Please schedule replacements for March and....



(#6 Cont.).... please provide an estimated installation timeline. (Pic 6a, 6b)



7. **New Jasmines – Exit Gates:** The newly installed jasmine plantings show overall improvement; however, a few bare areas remain where mulch has shifted or blown out of place. Please replenish these areas to ensure full coverage.

8. **Chenwood – West Side Behind Viburnums:** A few trees behind the viburnum hedge still require moss removal. Crews were on-site de-mossing during my visit; please confirm whether they were able to complete this area.

9. **Median – New Turf (Front Bullnose):** The turf at the front bullnose inside the Chenwood gates is exhibiting yellowing, with..... **(Nxt Pg)**

# Chenwood Ave, Pond 60, Pond 30, Pond 40

**(#9 Cont.)**... several small areas where the grass failed to establish. Please have a crew to evaluate the condition and determine the appropriate corrective action. (Pic 9)



**(#12 Cont.)**... the crew actively removing Spanish moss from the cypress trees. Please provide updated after-photos either before or during our next meeting to document the completed work. (Pic 12a, 12b, 12c, 12d)



**10. Pond 60 – Red Maples:** The red maples are beginning to leaf out. Please confirm that this area was included in the recent canopy de-mossing efforts to ensure consistent maintenance throughout the site. (Pic 10)



**11. Pond 30 – Erosion:** The pond behind Luftborrow has several areas of noticeable erosion that may require assessment by the district engineer to determine the level of severity and recommend appropriate remediation measures. (Pic 11a, 11b)



**12. Chenwood / Pond 40 – Spanish Moss Removal:** As I was leaving, I observed...

# Clubhouse, Pool-House

<12b



(#13 Cont.).... and develop an appropriate treatment strategy. (Pic 13)

13



<12c



**14. Clubhouse – Parking Lot Trees (Moss):** During the inspection, the parking lot trees had a significant amount of moss present within the canopies. Please confirm whether this moss was removed following the visit. (Pic 14)

14



<12d



**15. Bullnose – Blueberry Tree:** As noted in a previous report, please remove the tree straps from the blueberry tree. The tree is now well-established and no longer requires supplemental support. (Pic 15>)

**16. Clubhouse Parking Lot – North Entrance Turf:** Bare areas continue to develop in the turf at the north entrance, as previously noted in last month's report. Please ....(Nxt Pg)

**13. New Turf – Across from Clubhouse:** Please provide the current plan for promoting recovery of the newly installed turf. Yellowing is still present and may indicate a potential fungal issue. Kindly assess the area....

# Pool-House, Clubhouse

**(#16 Cont.)**.... provide the proposed recovery plan for this location so corrective measures can be implemented. (Pic 16)



**(#19 Cont.)**.... have the crew return the mulch to the landscape bed and remove any remaining debris from the area. (Pic 19>)



**17. Pool Area – Leaf Accumulation:** Leaves are accumulating along the metal rod fence both inside and outside the pool gates. Please have the crew blow out these areas and remove all debris. (Pic 17a>, 17b>)



**18. Clubhouse – Juniper Beds:** Wild geraniums are beginning to spread within the juniper beds in the front landscape. Please remove these weeds promptly to prevent further spread throughout the bed. (Pic 18>)

**19. Pool Parking Lot – Mulch Encroachment:** Mulch is encroaching into an adjacent parking space by approximately one foot. Please....



# Chenwood Ave, Pond 120, Pond 160, White Bluff Rd



**21. White Bluff Road – Washout Repair:** The recently repaired area still requires additional backfilling due to soil washout. Please bring in soil on the next visit to complete the backfill and stabilize the area. (Pic 21)



**20. Pond 120 & Pond 160 – Sewer Structure:** The sewer structure areas were overlooked during the last visit. Please ensure these locations are line-trimmed during the next scheduled service. (Pic 20a, 20b)



**22. Chenwood – Outside Gates (Jack Frost Shrubs):** The Jack Frost shrubs that were recently replaced on the west side of the street sustained damage from the cold snap and currently appear to be in poor condition. I will reassess their health during next month's inspection to determine whether replacement or additional care is required. (Pic 22)



Tab 5



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**HARDWOOD TREE  
STRUCTURAL ELEVATION & CENTER PRUNING PROPOSAL  
FOR  
*The Verandahs CDD***

**Attention: Sean Craft, District Manager**

**February 20, 2026**

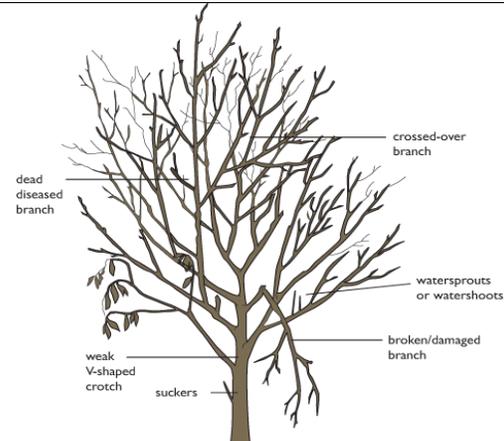
**Summary**

The structural elevation of hardwood trees on the property pose a risk to property damage in a high wind event.

The tree canopies are also extremely overgrown and require significant structural pruning to restore air and light flow. The following program is recommended to restore aesthetic, health and storm damage prevention to the hardwood trees on property.

**Scope of Work**

This proposal includes the following functions performed under the watch and instruction of an ISA Certified Arborist:

 A diagram of a tree with various pruning points labeled. The labels include: "dead diseased branch" (pointing to a branch on the left), "crossed-over branch" (pointing to a branch crossing another), "weak V-shaped crotch" (pointing to a crotch on the left), "suckers" (pointing to small branches at the base), "watersprouts or watershoots" (pointing to small branches on the right), and "broken/damaged branch" (pointing to a branch on the right).	<ul style="list-style-type: none"><li>• <b>Removal of all damaged limbs.</b></li><li>• <b>Removal of all diseased limbs.</b></li><li>• <b>Removal of all dead limbs.</b></li><li>• <b>Removal of all mistletoe.</b></li><li>• <b>Removal of all sucker growth.</b></li><li>• <b>Removal of watersprout growth.</b></li><li>• <b>Removal of cross-over branches.</b></li></ul>
---	---

<p>A. Targetting the cut</p>	<ul style="list-style-type: none"> <li>• Proper limb removal at the branch bark ridge and collar.</li> <li>• Proper drop-crotch pruning to ensure the health of the tree.</li> </ul>
	<ul style="list-style-type: none"> <li>• Structural elevation to provide proper clearance for pedestrians on landscape areas.</li> <li>• Structural elevation to provide proper clearance for trucks and emergency vehicles on roadways.</li> <li>• Includes debris removal, hauling fees and dumping fees for all debris.</li> </ul>

Tree Quantity		Tree Unit Price	Total Project Cost
22	Maple and Oak Trees	\$275.00	<b>\$6,050.00</b>
2	Dying Maple Trees	\$300.00	<b>\$600.00</b>
			<b>Total: \$6,650.00</b>

\_\_\_\_\_ /\_\_\_\_\_/\_\_\_\_\_  
 Authorized Signature to Proceed      Quantity of Trees Approved      Date of Authorization

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

Tab 6



\*\*\*  
powered by SmartLink Network ®

# February Inspection 2026

Date: Feb 18, 2026 10:21 am  
Inspector: Shaun Seymour

Site	
Name	The 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 Feb 18, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	Every day of the week
Program D	

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

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14	S- North of Southbridge	Pass										
15	S- North of zone 14	Pass										
16	R- Near lake	Pass										
17	S- Near controller	Pass										
18	R- South of controller	Pass										
19	S- North of gate	Pass										
20	R&S- At exit gate	Pass										
21	S- Exit side by SR 52	Pass										
22	S- Northeast side on Luftburrow	Pass										
23	S- Luftburrow and Jillian Circle	Pass										
24	R- North end of Luftburrow	Pass			1							
25	R- Center of Luftburrow	Pass			1				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										
37		Pass										
38		Pass										
39		Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
40		Pass										

**Zone #3 - 02-18-26 10:24 am CST**



**Zone #4 - 02-18-26 10:26 am CST**



**Zone #5 - 02-18-26 10:27 am CST**



**Zone #6 - 02-18-26 10:29 am CST**



**Zone #7 - 02-18-26 10:30 am CST**



**Zone #8 - 02-18-26 10:31 am CST**



**Zone #9 - 02-18-26 10:32 am CST**



**Zone #10 - 02-18-26 10:33 am CST**



**Zone #11 - 02-18-26 10:35 am CST**



**Zone #12 - 02-18-26 10:38 am CST**



**Zone #13 - 02-18-26 10:40 am CST**



**Zone #14 - 02-18-26 10:41 am CST**



**Zone #15 - 02-18-26 10:45 am CST**



**Zone #16 - 02-18-26 10:48 am CST**



**Zone #17 - 02-18-26 10:49 am CST**



**Zone #18 - 02-18-26 10:51 am CST**



**Zone #18 - 02-18-26 10:52 am CST**



**Zone #19 - 02-18-26 10:54 am CST**



**Zone #20 - 02-18-26 10:55 am CST**



**Zone #20 - 02-18-26 10:56 am CST**



**Zone #21 - 02-18-26 10:58 am CST**



**Zone #22 - 02-18-26 11:03 am CST**



**Zone #22 - 02-18-26 11:03 am CST**



**Zone #24 - 02-18-26 11:13 am CST**



**Zone #24 - 02-18-26 11:13 am CST**



**Zone #25 - 02-18-26 11:21 am CST**





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# February Inspection 2026

Date: Feb 18, 2026 1:31 pm  
Inspector: Shaun Seymour

Site	
Name	The 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 Feb 18, 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 - 02-18-26 1:33 pm CST**



**Zone #2 - 02-18-26 1:34 pm CST**





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# February Inspection 2026

Date: Feb 18, 2026 12:11 pm  
Inspector: Shaun Seymour

Site	
Name	The 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 Feb 18, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

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

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

**Zone #1 - 02-18-26 12:11 pm CST**



**Zone #2 - 02-18-26 12:14 pm CST**



**Zone #3 - 02-18-26 12:15 pm CST**



**Zone #4 - 02-18-26 12:16 pm CST**



**Zone #5 - 02-18-26 12:18 pm CST**



**Zone #6 - 02-18-26 12:22 pm CST**



**Zone #7 - 02-18-26 12:22 pm CST**



**Zone #8 - 02-18-26 12:24 pm CST**



**Zone #9 - 02-18-26 12:26 pm CST**



**Zone #10 - 02-18-26 12:29 pm CST**



**Zone #11 - 02-18-26 12:31 pm CST**



**Zone #12 - 02-18-26 12:33 pm CST**



**Zone #13 - 02-18-26 12:37 pm CST**



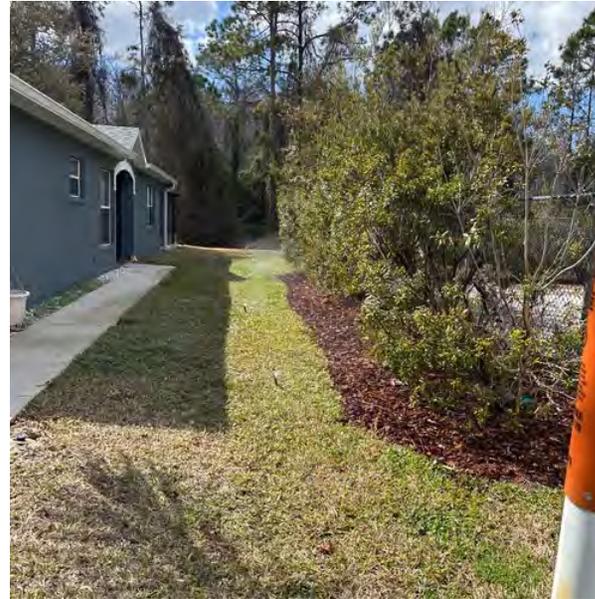
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**Zone #15 - 02-18-26 12:51 pm CST**



**Zone #16 - 02-18-26 12:55 pm CST**



**Zone #17 - 02-18-26 1:00 pm CST**



**Zone #18 - 02-18-26 1:06 pm CST**



**Zone #18 - 02-18-26 1:06 pm CST**



**Zone #19 - 02-18-26 1:13 pm CST**

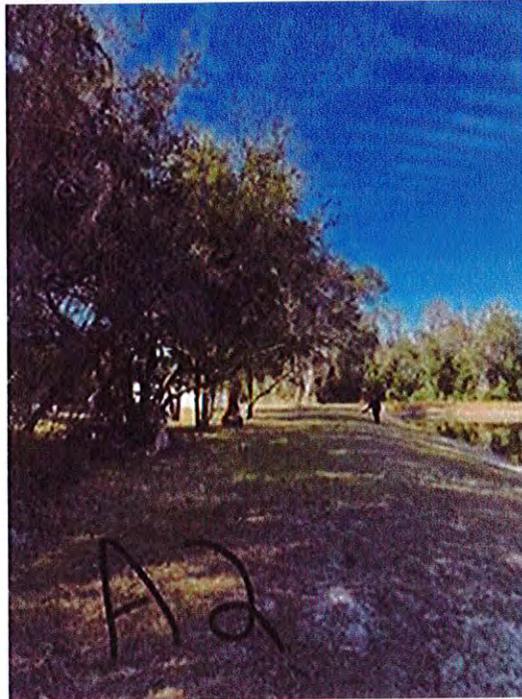
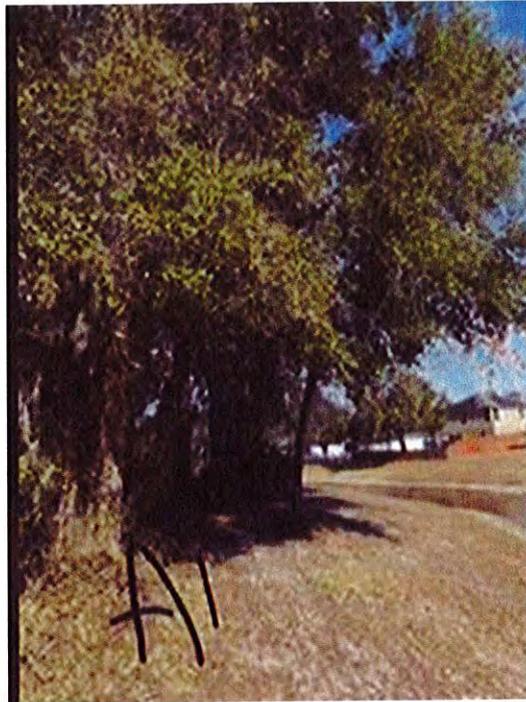
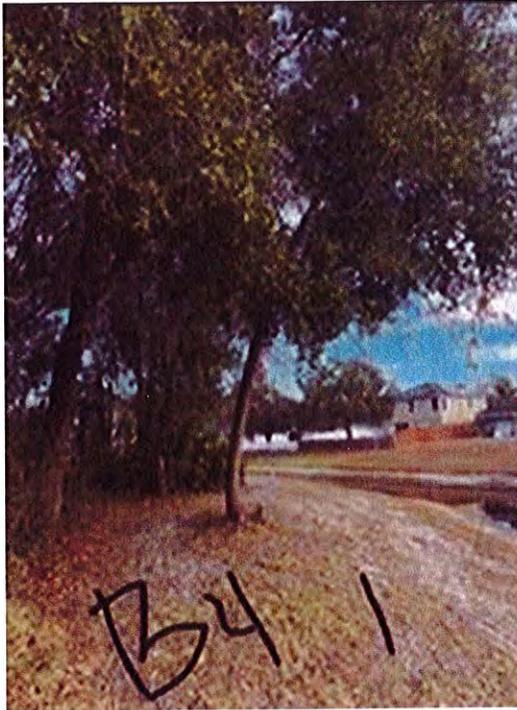


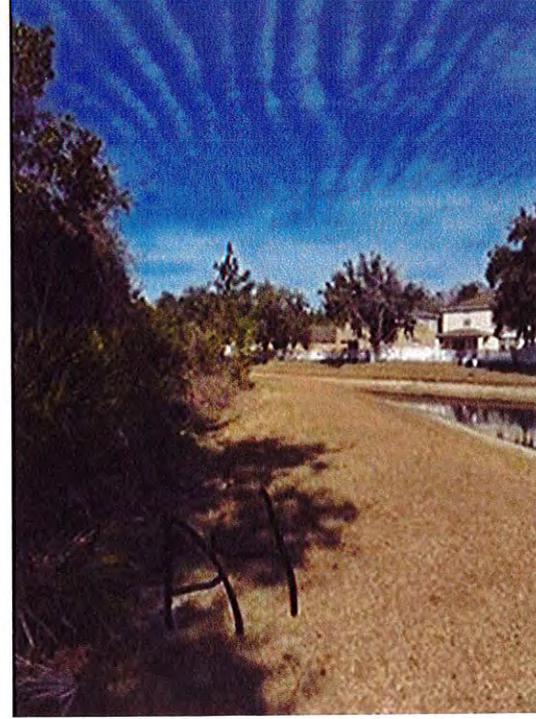
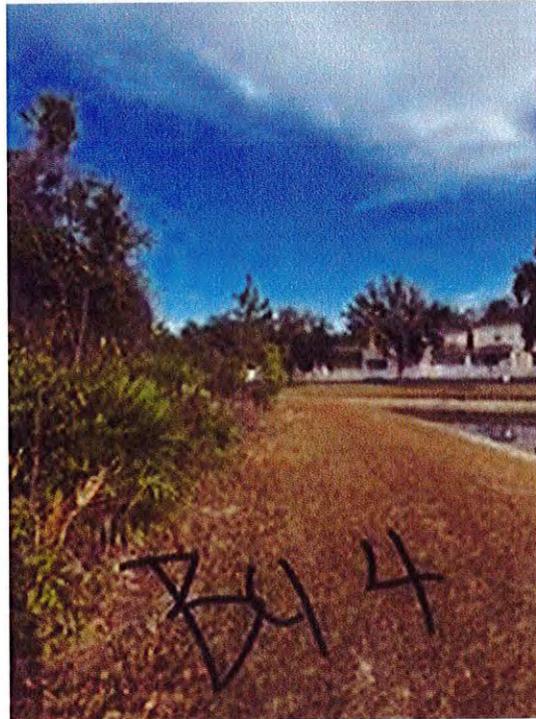
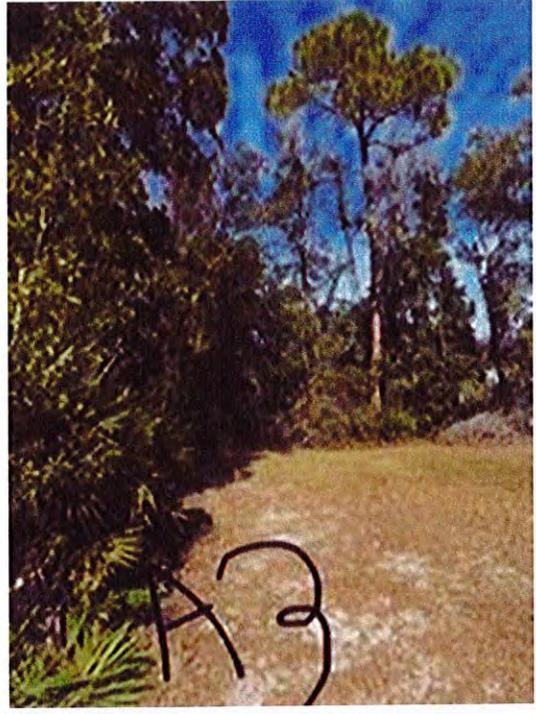
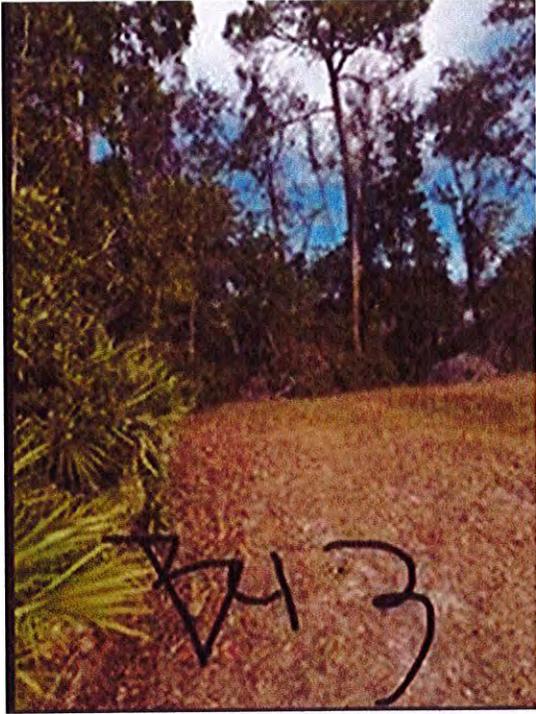
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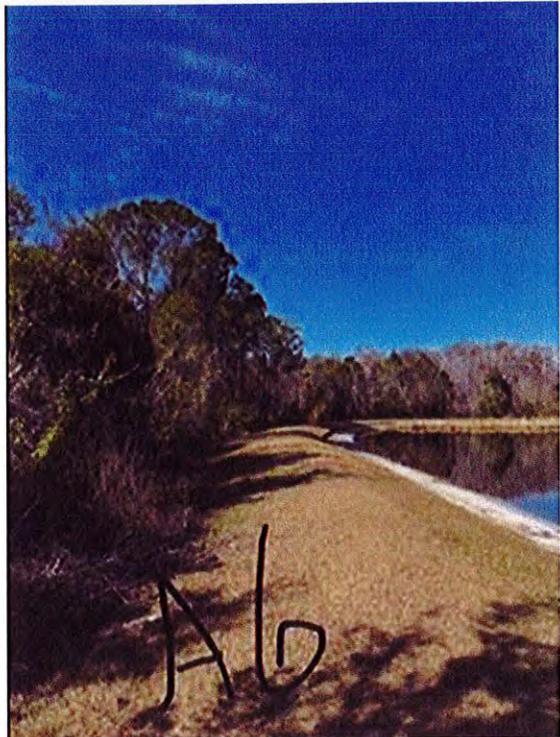
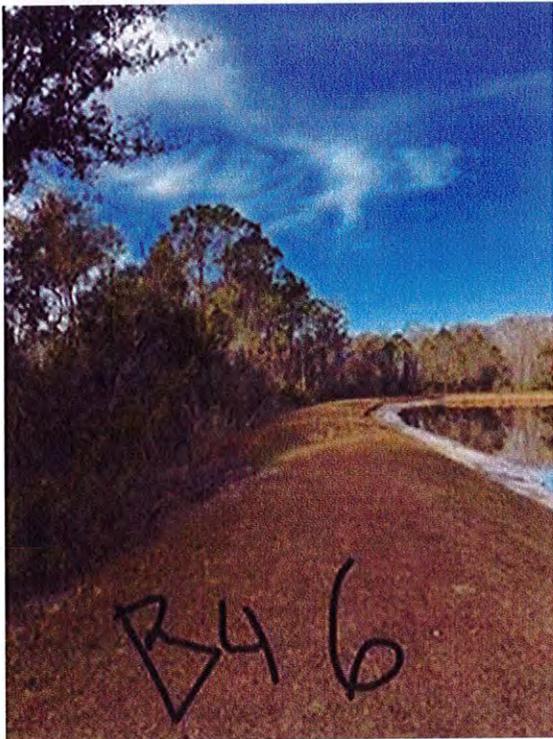
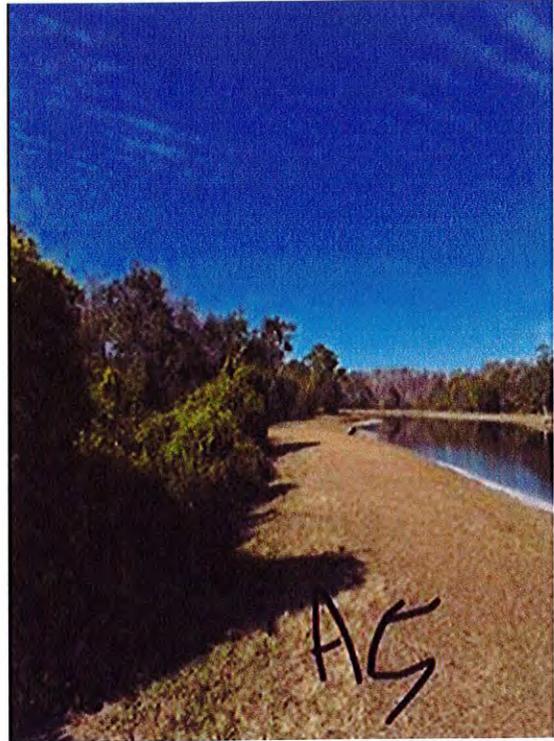
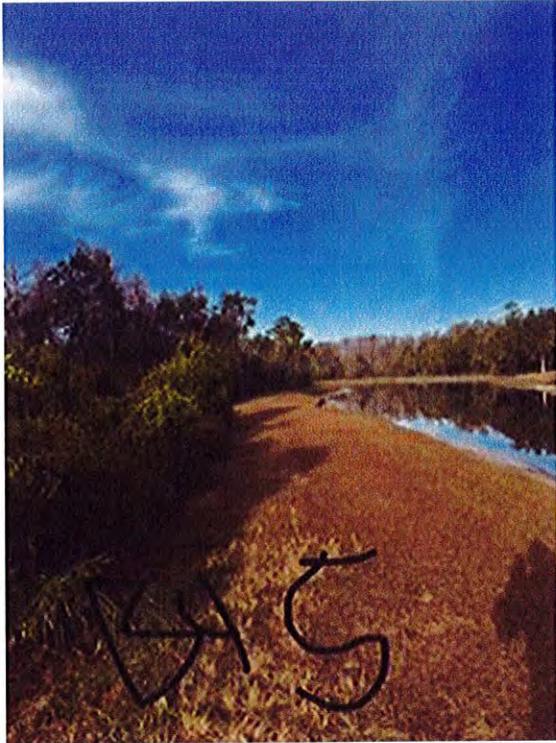


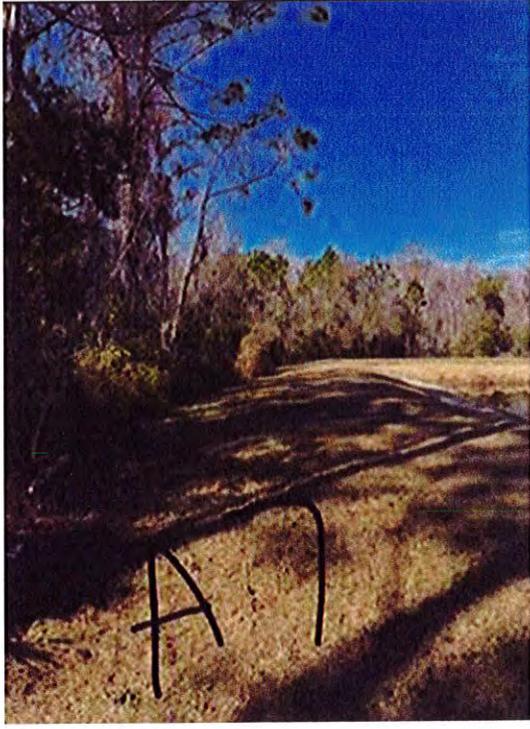
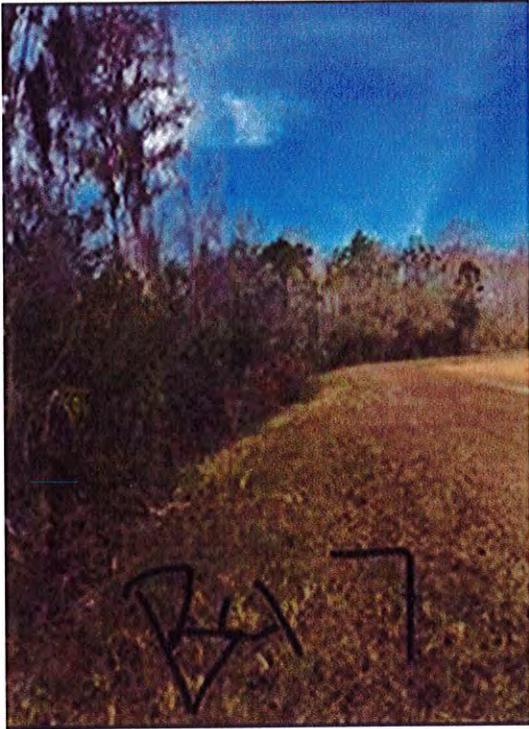
Tab 7

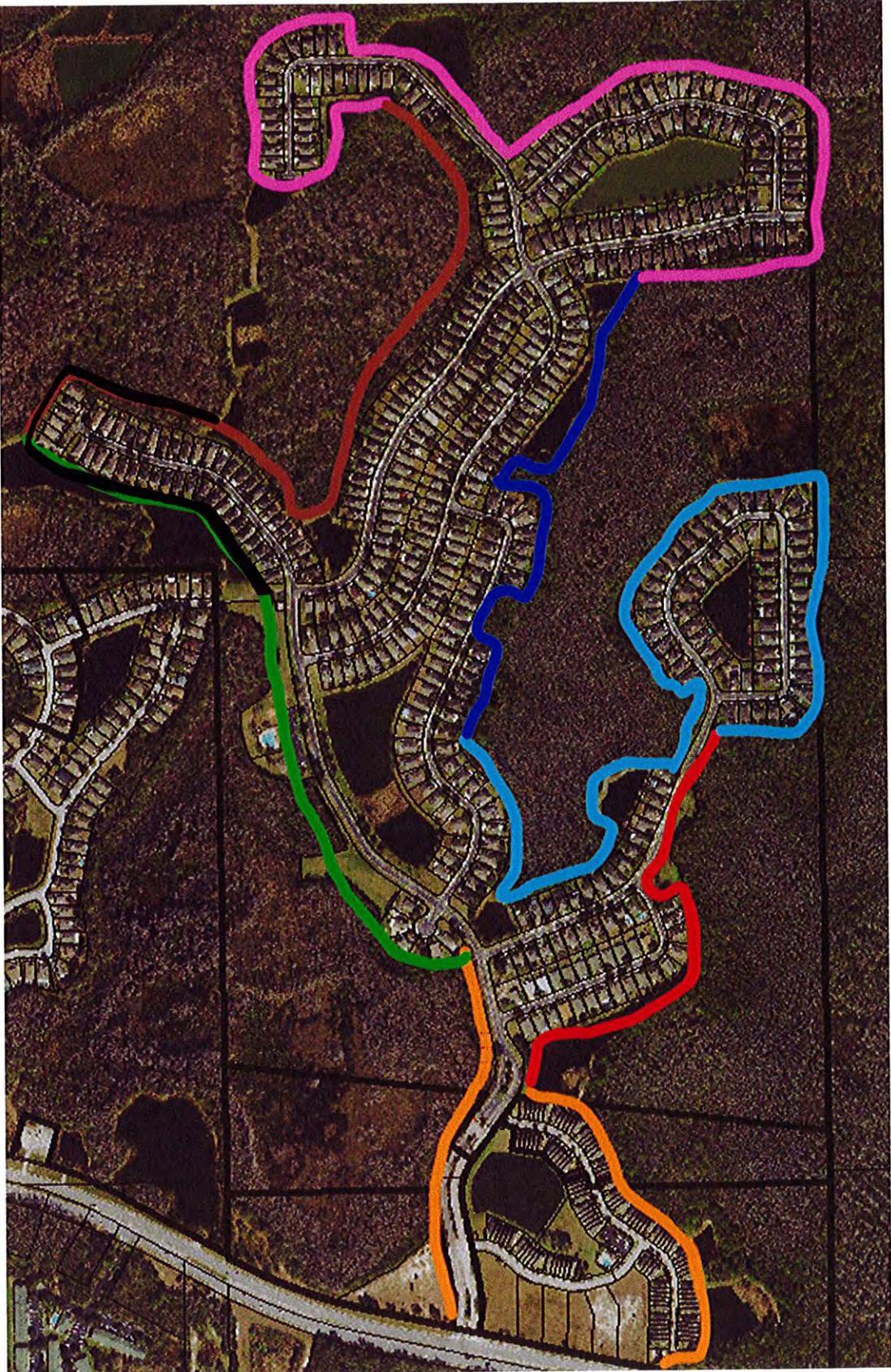
Before and After Pictures for February











Tab 8

Operations Report –February 2026

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

**Clubhouse Operations/Maintenance Updates**

- Ongoing Disinfectant cleaning of Gym

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

- Cleaning Service every Monday

**Facility Usage**

- 2/3/2026: Verandah's Board Meeting
- 2/5/2026: Men's Bible Study
- 2/12/2026: Men's Bible Study
- 2/16/2026: CCR Meeting
- 2/17/2026: ACC Meeting
- 2/19/2026: Men's Bible Study
- 2/24/2026: HOA Meeting
- 2/26/2026: Men's Bible Study
- 2/28/2026: T. Williams Birthday Party

- **Resident Payment Log:**
- Clubhouse Rental: M. Laurino

**Debit Card Reimbursement**

- Amazon: \$14.99 Monthly Subscription
  - Amazon: \$251.01
- Total: \$266.00

- **Suggestions/ Concerns:**
- Nothing at this time.

Tab 9



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Meeting:**  
April 7th, 2026  
@ 6:30 PM

**District  
Manager's  
Report**

March 3

**2026**

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<u>FINANCIAL SUMMARY</u>	1/31/2026
General Fund Cash & Investment Balance:	\$752,635
Reserve Fund Cash & Investment Balance:	\$319,939
Debt Service Fund Investment Balance:	\$394,141
<b>Total Cash and Investment Balances:</b>	<b>\$1,466,715</b>
<b>General Fund Expense Variance:</b>	<b>\$16,840 Over Budget</b>

Tab 10



# Quarterly Compliance Audit Report

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## The Verandahs

**Date:** December 2025 - 4th Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Susan Morgan - *SchoolStatus Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

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ADA Compliance Categories	7
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# Compliance Audit Overview

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

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

## Compliance Criteria

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



### ADA Website Accessibility

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



## Florida Statute Compliance

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

## Audit Process

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

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

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



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

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

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

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



# Florida F.S. 189.069 Requirements

Result: **PASSED**

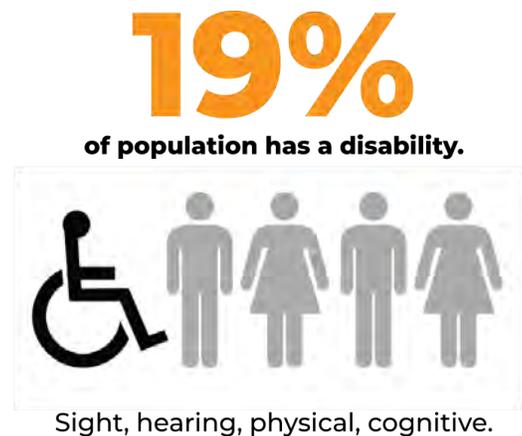
## Compliance Criteria

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

# Accessibility overview

## Everyone deserves equal access.

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



## The legal and right thing to do

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



# ADA Compliance Categories

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



## Contrast and colors

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

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



## Using semantics to format your HTML pages

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



## Text alternatives for non-text content

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

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



## Ability to navigate with the keyboard

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

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

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



## Easy to navigate and find information

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

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



## Properly formatting tables

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

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



## **Making PDFs accessible**

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

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



## **Making videos accessible**

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

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



## **Making forms accessible**

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

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



## **Alternate versions**

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



## Feedback for users

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



## Other related requirements

### *No flashing*

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

### *Timers*

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

### *Fly-out menus*

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

### *No pop-ups*

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

# Web Accessibility Glossary

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

Tab 11

**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, February 3, 2026, at 6:30 p.m.** at the Verandahs Amenity Center, 12375 Chenwood Avenue, Hudson, Florida 34669.

**Present and Constituting a Quorum:**

Stanley Haupt	<b>Board Supervisor, Chair</b>
Thomas May	<b>Board Supervisor, Vice Chair</b>
Brenton Basinger	<b>Board of Supervisor, Assistant Secretary</b>
Sarah Nesheiwat	<b>Board of Supervisor, Assistant Secretary</b>
Tracy Mayle	<b>Board of Supervisor, Assistant Secretary</b>

**Also Present Were:**

Sean Craft	<b>District Manager, Rizzetta &amp; Co.</b>
KC Hopkinson	<b>DC, Straley, Robin, Vericker</b>
Frances Thomson	<b>Clubhouse Manager</b>
Scott Ethier	<b>DE, Dewberry Engineering</b>
Amiee Brodeen	<b>LIS, Rizzetta &amp; Co., Inc.</b>
John Burkett	<b>Representative, Red Tree Landscape</b>
Kyle Wilson	<b>Representative, Solitude Aquatics</b>
Matt Smith	<b>Representative, High Trim</b>
Brooks McNichols	<b>Representative, High Trim</b>

Audience	Not Present
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**FIRST ORDER OF BUSINESS    Call To Order**

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

**SECOND ORDER OF BUSINESS                    Audience Comments**

There was no audience present for comments.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Solitude**

The Board reviewed the aquatic report and requested a proposal from Solitude for a sock and a separate proposal for rip-rap to address the erosion at site 230.

**B. Landscape Inspection Specialist**

The Board reviewed the landscape inspection report.

**C. Red Tree**

**i. Review of Landscaper Comments**

The Board reviewed the report and approved the purchase of 40 additional cubic yards of mulch with a not to exceed amount set at \$2,600.00.

On a motion by Mr. Basinger, and seconded by Mr. May, with all in favor, the Board of Supervisors approved the purchase of 40 cubic yards of mulch with a not to exceed amount of \$2,600, for The Verandahs Community Development District.

The Board also requested that for projects outside of the scope of the contract that RedTree provide before and after photos. Additionally, the Board also requested that Ms. Brodeen check the oak trees during the next inspection to ensure that all are being trimmed to their proper height.

**ii. Review of Irrigation Report**

The Board reviewed the report.

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

The Board reviewed the report and requested a proposal to address the dying pine trees on district property prioritizing those in most immediate need. The District Engineer will review and identify which trees are on district property.

**E. District Counsel**

Nothing to report.

**F. District Engineer**

Nothing to report.

**G. Clubhouse Manager**

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

Ms. Thomson reviewed her report with the Board and approved a proposal to have repairs made to the ceiling and walls inside the clubhouse in the amount of \$700.00. Ms. Hopkinson will draft an agreement between the district and the vendor.

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On a motion by Mr. Basinger, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved the proposal from Handyman with a Van in the amount of \$700 for repairs to the clubhouse ceiling and walls, for The Verandahs Community Development District.

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#### **H. District Manager**

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Mr. Craft reviewed the District Manager's report and informed the Board that the next meeting is scheduled for Tuesday, March 3, 2026, at 6:30 pm at The Verandahs Clubhouse, located at 12375 Chenwood Ave, Hudson, FL 34669.

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#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Minutes of Board of Supervisors' Regular Meeting held on January 6, 2026**

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On a motion by Mr. May, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on January 6, 2026, as presented, for The Verandahs Community Development District.

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#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Operation and Maintenance Expenditures for December 2025**

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On a motion by Ms. Nesheiwat and seconded by Mr. May, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for December 2025, totaling \$61,695.91, as presented, for The Verandahs Community Development District.

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#### **SIXTH ORDER OF BUSINESS**

#### **Supervisor Requests**

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Supervisor Haupt requested that for budgeting purposes, proposals for holiday lights be obtained. He also stated that for the 2026 holiday season, full Board participation as well as additional assistance from 4 or 5 residents to take down the lights will be required, or the lights will need to be scaled back.

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#### **SEVENTH ORDER OF BUSINESS**

#### **Adjournment**

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118 Mr. Craft stated that if there were no further business to come before the Board of  
119 Supervisors, then a motion to adjourn would be in order.  
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On a motion by Mr. May, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors adjourned the meeting at 7:32 p.m., for The Verandahs Community Development District.

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Secretary/Assistant Secretary

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Chair/Vice Chair

DRAFT

Tab 12

**MINUTES OF MEETING**

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

**THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT**

The ethics workshop meeting of the Board of Supervisors of The Verandahs Community Development District was held on **Tuesday, February 3, 2026, at 7:37 p.m.** at the Verandahs Amenity Center, 12375 Chenwood Avenue, Hudson, Florida 34669.

**Present and Constituting a Quorum:**

Stanley Haupt	<b>Board Supervisor, Chair</b>
Thomas May	<b>Board Supervisor, Vice Chair</b>
Sarah Nesheiwat	<b>Board Supervisor, Assistant Secretary</b>
Tracy Mayle	<b>Board Supervisor, Assistant Secretary</b>
Brenton Basinger	<b>Board of Supervisor, Assistant Secretary</b>

**Also Present Were:**

Sean Craft	<b>District Manager, Rizzetta &amp; Co.</b>
KC Hopkinson	<b>DC, Straley, Robin, Vericker</b>
Audience	None

**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**

**Ethics Workshop Meeting**

Ms. Hopkinson presented information on public disclosure laws, sunshine laws, sunshine law violations and penalties, exception to the sunshine law and answered board member questions.

**THIRD ORDER OF BUSINESS**

**Adjournment**

The meeting adjourned at 8:30 p.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair

DRAFT

Tab 13

# 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](http://www.verandahscdd.org)

## **Operations and Maintenance Expenditures January 2026 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:    **\$61,696.83**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# The Verandahs Community Development District

## Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brenton A. Basinger	300313	BBasinger010626-266	Board of Supervisors Meeting 01/06/26	\$ 200.00
Cavi Velasquez	300308	CVelasquez120825-266	Clubhouse Rental Deposit Refund 12/25	\$ 250.00
Danielle Buono	300328	266-011726	Deposit Reimbursement 12/25	\$ 250.00
Delilah Johnson	300323	266-011226	Clubhouse Rental Deposit Refund 01/26	\$ 250.00
Dewberry Engineers, Inc.	300318	22471945	Engineering Services 11/25	\$ 545.00
Digital South Communications, Inc.	300324	593527200	Phone Services 01/26	\$ 41.80
Frontier Communications of FL	20260126-1	72785677730731195-122525	Internet Services 01/26	\$ 181.99
Gladiator Pressure Cleaning, Inc.	300329	24211	Pressure Washing 01/26	\$ 2,262.00
High Trim, LLC	300319	6730	Tree Services 12/25	\$ 2,370.00
High Trim, LLC	300319	6788	Tree Services 01/26	\$ 2,370.00
Jessica Nieves	300309	JNieves111025-266	Clubhouse Rental Deposit Refund 11/25	\$ 250.00
Motion Picture Licensing Corporation	300310	504470330	Music Performance License 2026	\$ 3,101.12

# The Verandahs Community Development District

## Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Tax Collector	300325	25220714	Solid Waste Assessment 2025	\$ 514.58
Pest Sheild of St. Petersburg, Inc.	300304	7561294	Pest Control 12/25	\$ 90.00
RedTree Landscape Systems, LLC	300305	32459	Landscape Annuals 12/25	\$ 1,512.50
RedTree Landscape Systems, LLC	300311	32599	Landscape Maintenance 01/26	\$ 10,350.00
RedTree Landscape Systems, LLC	300311	32658	Landscape Replacement 01/26	\$ 1,350.00
RedTree Landscape Systems, LLC	300330	32722	Landscape Mulch 01/26	\$ 9,100.00
RedTree Landscape Systems, LLC	300330	32724	Irrigation Repair 01/26	\$ 240.00
RedTree Landscape Systems, LLC	300330	32764	Irrigation Repair 01/26	\$ 364.00
RedTree Landscape Systems, LLC	300330	32775	Irrigation Repair 01/26	\$ 75.46
RedTree Landscape Systems, LLC	300330	32776	Irrigation Repair 01/26	\$ 57.69
RedTree Landscape Systems, LLC	300330	32777	Irrigation Repair 01/26	\$ 73.94
RedTree Landscape Systems, LLC	300330	32778	Irrigation Repair 01/26	\$ 456.00

# The Verandahs Community Development District

## Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
RedTree Landscape Systems, LLC	300330	32779	Irrigation Repair 01/26	\$ 284.28
RedTree Landscape Systems, LLC	300336	32805	Irrigation Repair 11/25	\$ 191.00
RedTree Landscape Systems, LLC	300336	32871	Irrigation Repair 12/25	\$ 973.00
Rizzetta & Company, Inc.	300306	INV0000106049	Amenity Management & Oversight 01/26	\$ 2,508.95
Rizzetta & Company, Inc.	300307	INV0000106207	Accounting Services 01/26	\$ 5,246.83
Rizzetta & Company, Inc.	300326	INV0000106317	Cell Phone 12/25	\$ 50.00
Rizzetta & Company, Inc.	300327	INV0000106580	Personnel Reimbursement 01/26	\$ 1,506.74
SafeTouch, LLC	300320	17328120325	Monitoring Services 12/25	\$ 4,317.00
Sarah Nesheiwat	300314	SNesheiwat010626-266	Board of Supervisors Meeting 01/06/26	\$ 200.00
Solitude Lake Management, LLC	300321	PSI227026	Aquatic Maintenance 12/25	\$ 600.00
Solitude Lake Management, LLC	300334	PSI233068	Pond Maintenance 01/26	\$ 1,380.00
Stanley Haupt	300315	SHaupt010626-266	Board of Supervisors Meeting 01/06/26	\$ 200.00

# The Verandahs Community Development District

## Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Straley Robin Vericker	300312	27693	Legal Services 11/25	\$ 671.00
Straley Robin Vericker	300331	27767	Legal Services 12/25	\$ 671.00
Suncoast Rust Control, Inc.	300335	08854	Rust Control 01/26	\$ 1,250.00
Suncoast Sparkling Cleaning Service, Inc	300322	489	Janitorial Supplies 12/25	\$ 375.00
The Observer Group, Inc.	300332	26-00068P	Legal Advertising 01/26	\$ 70.00
Thomas M. May	300316	TMay010626-266	Board of Supervisors Meeting 01/06/26	\$ 200.00
Thomas M. May	300333	TMay010826- Reimbursement	Holiday Decorations 01/26	\$ 46.33
Tracy E. Mayle	300317	TMayle010626-266	Board of Supervisors Meeting 01/06/26	\$ 200.00
Valley National Bank	20260127-1	CC123125-266	Credit Card Expenses 12/25	\$ 451.99
Withlacoochee River Electric Cooperative, Inc.	20260102-1	10365384-121825	Electric Services 12/25	<u>\$ 4,047.63</u>
<b>Report Totals</b>				<b><u>\$ 61,696.83</u></b>

**The Verandahs CDD**  
Meeting Date: January 6, 2026

**SUPERVISOR PAY REQUEST**

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
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:	6:58
Total Meeting Time:	:28

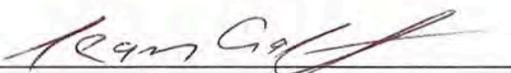
Time Over (3) Hours:

Total at \$175 per Hour:

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: 

# THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

## Check Request

**Amount:** \$250.00

**Project:** Christmas Party

**Date:** 10/23/25 / Refund date 12/18/25

**Payable To:** Cavi Velasquez

**Reason:** Clubhouse Rental Deposit Refund

**Requestor:** Frances Thomson (Clubhouse Manager)

**Directions for Check:**

Cavi Velasquez / slide creations

12443 Southbridge Ter

Hudson, FL 34669

(813) 359-7424

→ party Date 12/7/25 ←

# THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

## Check Request

**Amount:** \$250.00

**Project:** Baby shower

**Date:** 12/17/25 / Refund date: 1/19/26

**Payable To:** Danielle Buono

**Reason:** Clubhouse Rental Deposit Refund

**Requestor:** Frances Thomson (Clubhouse Manager)

### **Directions for Check:**

Danielle Buono (Clinton Braun)  
12641 White Bluff Rd  
Hudson Fla 34669

(727) 457-7212

→ Motu Date 11/17/26 ←

# THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

## Check Request

Transfer Deposit  
From- 9/25/25  
↳ 3rd party  
11/26/25

↳ Jan 10<sup>th</sup>  
4<sup>th</sup> party

**Amount:** \$250.00

**Project:** Baby shower

**Date:** 7/14/25 / Bcfund date: 1/12/26

**Payable To:** Delilah Johnson

**Reason:** Clubhouse Rental Deposit Refund

**Requestor:** Frances Thomson (Clubhouse Manager)

### **Directions for Check:**

Delilah Johnson  
12642 Sawlston Pl  
Hudson Fla 34669

(813) 334-5786

9/28/25

1/10/26

party Date: 8/14/25

**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

December 15, 2025  
Project No: 50190473.000  
Invoice No: 22471945  
Due Date: January 14, 2026  
Project Manager SCOTT ETHIER

Project 50190473.000 Verandahs CDD FY26 Gen Engineering

**Professional Services from November 01, 2025 to November 28, 2025**

Phase 0001 1. General Engineering

**Professional Personnel**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
ENGINEER VII	1.50	270.00	405.00	
ENGINEER II	1.00	140.00	140.00	
Totals	2.50		545.00	
<b>Total Labor</b>				<b>545.00</b>
		<b>Total this Phase</b>		<b>545.00</b>

**Billings to Date**

	<b>Current</b>	<b>Prior</b>	<b>Total</b>	
Labor	545.00	680.00	1,225.00	
<b>Totals</b>	<b>545.00</b>	<b>680.00</b>	<b>1,225.00</b>	
			<b>Total Invoice Amount Due</b>	<b>545.00</b>

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

# Billing Backup

Friday, December 5, 2025

002 - Dewberry Engineers Inc.

Invoice 22471945 Dated 12/15/2025

11:48:44 AM

Project 50190473.000 Verandahs CDD FY26 Gen Engineering

Phase 0001 1. General Engineering

## Professional Personnel

			<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
ENGINEER VII						
1142 - ETHIER, SCOTT	11/04/2025		1.50	270.00	405.00	
<b>Monthly Board meeting.</b>						
ENGINEER II						
1137 - Gerstenfeld, Elana	11/04/2025		1.00	140.00	140.00	
<b>Board Meeting</b>						
	Totals		2.50		545.00	
	<b>Total Labor</b>					<b>545.00</b>
					<b>Total this Phase</b>	<b>545.00</b>
					<b>Total this Project</b>	<b>545.00</b>
					<b>Total this Report</b>	<b>545.00</b>

**DIGITAL SOUTH COMMUNICATIONS, INC.**

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

**Invoice****BILL TO**

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

**SHIP TO**

12375 Chenwood Ave  
 Hudson, Florida 34669  
 United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
593527200	01/02/2026	\$41.80	01/23/2026	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



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

Billing Date:  
**Jan 25, 2026**  
Billing Period:  
**Jan 25 - Feb 24, 2026**

Hi THE VERANDAHS COMMUNITY DEVELO,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at [frontier.com/billing](https://frontier.com/billing) to learn more.

Total balance  
**\$181.99**  
 Auto Pay is scheduled  
**Feb 18**

**Bill history**

Previous balance	\$181.99
Payment received by Jan 25, thank you	-\$181.99

**Service summary**

	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>

**Frontier has joined Verizon.**  
Chat with us to ask about unlocking business savings.

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



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

6790 0107 DY RP 25 01272026 NNNNNNNN 01 999706

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

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

33500072785677730731190000000000000000181995



Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: [business.frontier.com/internet-backup](https://business.frontier.com/internet-backup)



**Internet**

**Monthly Charges**

01.25-02.24	Business Fiber Internet 500	\$74.99
	1 Usable Static IP Address	\$25.00
	Auto Pay Discount	-\$5.00
	Wi-Fi Secure LT-VB	\$87.00

**Internet Total** **\$181.99**

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

**LET FRONTIER  
BE YOUR  
TECH SUPPORT**

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

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





## Gladiator Pressure Cleaning

P.O. Box 26574  
 Tampa, FL 33623  
 Ph: 800-270-9411 - Fax: 813-607-6625  
 www.gladiatorpressurecleaning.com  
 Email: service@gladiatorpc.com



# Invoice

Bill To
The Verandahs CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614



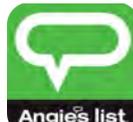
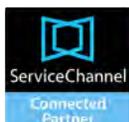
Location Cleaned	
The Verandahs CDD 12375 Chenwood Avenue Hudson, FL 34669 Attn: Stan Haupt	
<b>P.O. #</b>	

<b>Invoice #</b>	24211
<b>Date</b>	1/10/2026
<b>Terms</b>	Net 15
<b>Due Date</b>	1/25/2026

Item	Service Date	Description	Qty	Rate	Amount
Sidewalk and co...	12/18/2025	Pressure cleaned the sidewalk on Chemwood Avenue from White Bluff Road to Rosette Road (almost to SR 52) to remove dirt and debris from sod replacement. Totaling approximately 2,900 linear feet of 4 foot wide sidewalk and sidewalk aprons. 2,900 x 4 = 11,600 square feet.	11,600	0.12	1,392.00
Curbing	12/18/2025	Pressure cleaned approximately 2,900 linear feet of street gutter/curbing, including storm drains on East side of the Chemwood Avenue from White Bluff Road to Rosette Road (almost to SR 52) to remove dirt and debris from sod replacement.	2,900	0.30	870.00

For Internal use ONLY	Thank you for giving us the opportunity to serve you.	<b>Total</b>	\$2,262.00
		<b>Payments</b>	\$0.00

<b>Balance</b>	\$2,262.00
----------------	------------





# INVOICE #6730

ISSUED:

12/02/2025

DUE:

12/02/2025

**RECIPIENT:**

**The Verandahs CDD, c/o Rizzetta & Company**

3434 Colwell Ave. Suite 200  
Tampa, FL 33614

**SENDER:**

**High Trim LLC**

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

Phone: 727-514-3889

Email: [manager@hightrimtreeservice.com](mailto:manager@hightrimtreeservice.com)

Website: [www.hightrimtreeservice.com](http://www.hightrimtreeservice.com)

**SERVICE ADDRESS:**

12449 Chenwood Avenue  
Hudson, Florida 34669

**For Services Rendered**

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

**Total**

**\$2,370.00**

\* Non-taxable

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

**Pay Now**



# INVOICE #6788

ISSUED:

01/05/2026

DUE:

01/05/2026

**RECIPIENT:**

**The Verandahs CDD, c/o Rizzetta & Company**

3434 Colwell Ave. Suite 200  
Tampa, FL 33614

**SENDER:**

**High Trim LLC**

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

Phone: 727-514-3889

Email: [manager@hightrimtreeservice.com](mailto:manager@hightrimtreeservice.com)

Website: [www.hightrimtreeservice.com](http://www.hightrimtreeservice.com)

**SERVICE ADDRESS:**

12449 Chenwood Avenue  
Hudson, Florida 34669

**For Services Rendered**

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

**Total**

**\$2,370.00**

\* Non-taxable

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

**Pay Now**

# THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

## Check Request

**Amount:** \$ 250.00

**Project:** Celebration of Life

**Date:** 10/29/25 / Refund date: 11/10/2025

**Payable To:** Jessica Nieres

**Reason:** Clubhouse Rental Deposit Refund

**Requestor:** Frances Thomson (Clubhouse Manager)

**Directions for Check:**

Celenia Home + Design

Refund goes to

Jessica Nieres

12605 Sawdston pl

Hudson Fla

34669

(347) 413-2423

Party Date 11/2/25



01/06/2026

Sean Craft  
The Verandahs Community Development District  
3434 Coldwell Ave, Suite 200  
Tampa, FL 33614

**Customer No. MPLCUS5995841**

Dear Sean Craft,

Attached below is your new MPLC Certificate of License. Your Blanket License® has automatically renewed in accordance with our underlying agreement. The license fee is \$3,101.12. An invoice is enclosed for your review and payment.

MPLC's Blanket License remains a simple and affordable way to publicly show movies, TV programs, and other content that is intended for personal, private use. Whether streamed, downloaded, broadcasted or shown via your cable TV, DVD or Blu-ray, MPLC's Blanket License helps you ensure copyright compliance in accordance with the US Copyright Act.

Thank you for continuing to support the creative community. Your commitment to compliance helps ensure the future of the entertainment we know and love. If you have any questions, please contact our Member Services Department at (866) 552-MPLC (6752) or online at <https://us.mplc.com/customer-support/>.

Sincerely,

Member Services  
[info@mplc.com](mailto:info@mplc.com)

**License Number: 504470330**



## **MPLC Blanket License Certificate**

Be it known to The Verandahs Community Development District has obtained from MPLC the right to publicly perform, as defined in the U.S. Copyright Act, motion pictures, TV programs and other audio-visual content originally intended for personal use only, via any means including but not limited to DVD, streaming and download, pursuant to the terms and conditions of the Umbrella License Agreement between parties.

The most recent terms and conditions may be found at [www.mplc.org](http://www.mplc.org).

This Certificate of License expires on: 03/07/2027



Motion Picture Licensing Corporation  
 5140 W. Goldleaf Circle, Suite 103  
 Los Angeles, CA 90056  
 Tel: 866-552-MPLC (6752)  
 www.mplc.org

01/06/2026

**Invoice No. 504470330**

**BILL TO:** The Verandahs Community Development District  
 3434 Coldwell Ave, Suite 200  
 Tampa, FL  
 33614

**REMIT TO:** Motion Picture Licensing Corporation  
 PO Box 80144  
 City of Industry, CA 91716-8144

PO No.

**CUSTOMER SERVICE: 866-552-MPLC (6752)**

QUANTITY	DESCRIPTION	AMOUNT
1	MPLC Blanket License covering the term: 03/08/2026 to 03/07/2027	\$3,101.12
TERMS: PAYABLE 30 DAYS FROM DATE OF INVOICE		
<b>Total</b>		<b>\$3,101.12</b>



[Click here to pay by credit card via Stripe](https://us.mplc.com/pay-an-invoice/) or visit: <https://us.mplc.com/pay-an-invoice/>



Please include Invoice Number on check, payable to MPLC.

DETACH AND RETURN BOTTOM PORTION WITH PAYMENT

For contact, address, or delivery method change requests, please visit: [mplc.org/currentmembers](http://mplc.org/currentmembers)



PO BOX 66970  
 Los Angeles, CA 90066-6970

**PLEASE REMIT CHECK PAYMENT TO:**

Motion Picture Licensing Corporation  
 PO Box 80144  
 City of Industry, CA 91716-8144

**BILL TO:**  
 Sean Craft  
 The Verandahs Community Development District  
 3434 Coldwell Ave, Suite 200  
 Tampa, FL 33614

PIN # (enter #'s only)	Invoice No	Date	Amount	Amount Due	Paid Amount
MPLCUS5995841	504470330	01/06/2026	\$3,101.12	\$3,101.12	\$0.00

**Mike Fasano**  
**Pasco County Tax Collector**  
*Thank You for allowing us to serve you!*

2025 Solid Waste Disposal Assessment  
**Pasco County, Florida**



Pasco County Solid Waste &  
 Resource Recovery  
 P.O. Box 210  
 New Port Richey, FL. 34656-0210  
 (727) 847-8123

VERANDAHS COMMUNITY DEVELOPMENT  
 DISTRICT  
 5844 OLD PASCO RD STE 100  
 WESLEY CHAPEL, FL 33544-4010

Date : 1/6/2026

Parcel: 03-25-17-0070-0P100-0010

\*Delinquent April 1



**REMINDER NOTICE**

Dear Property Owner:

Our records indicate that you have not yet paid the annual solid waste disposal assessment for the above referenced parcel of improved real property. Please be advised that after March 31st the unpaid assessment will begin to bear an interest penalty charge at the maximum rate allowed by law, until paid.

In the event you have any questions concerning your bill, please feel free to contact the Solid Waste Department at the telephone number listed above.

If payment has already been made, please disregard this notice.

Please detach here and return bottom part with payment

**2025 Solid Waste Disposal Assessment** 1491

Total Fee Due If Paid By:

<b>JAN 31</b>	<b>FEB 28</b>	<b>MAR 31</b>	<b>APR 30</b>	<b>MAY 31</b>	<b>JUNE 30</b>	<b>JULY 31</b>
\$514.58	\$519.83	\$525.08	\$532.96	\$540.83	\$548.71	\$556.58

Assessment Levied  
 \$525.08

Parcel Number  
 03-25-17-0070-0P100-0010  
 Invoice# 25220714

Legal Description  
 VERANDAHS PB 56 PG 064 POR OF TRACT  
 P1 DESC AS: COM AT CENTER OF SEC 3 TH  
 S0DEG26'50"E 148.96 FT TH

**REMINDER NOTICE**

**Payable To:**  
 Mike Fasano, Pasco County Tax Collector  
**Mail To:**  
 Pasco County Tax Collector  
 PO Box 276  
 Dade City, FL 33526-0276

SW 5/746 1-2 \*\*\*\*\*ALL FOR AADC 335  

 VERANDAHS COMMUNITY DEVELOPMENT  
 DISTRICT  
 5844 OLD PASCO RD STE 100  
 WESLEY CHAPEL, FL 33544-4010

25220714 03251700700P1000010 0051983

# Service Slip/Invoice

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

**INVOICE:** 7561294  
**DATE:** 12/19/2025  
**ORDER:** 7561294



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

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

Work Date	Time	Target Pest	Technician	Time In
12/19/2025	12:41 PM		ELIJAH_KER	
Purchase Order	Terms	Last Service	Map Code	Time Out
	COD	12/19/2025		

Service	Description	Price
---------	-------------	-------

PS	Pest Control Service	\$90.00
----	----------------------	---------

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

<b>SUBTOTAL</b>	\$90.00
<b>TAX</b>	\$0.00
<b>AMT. PAID</b>	\$0.00
<b>TOTAL</b>	\$90.00

**AMOUNT DUE \$90.00**

To help cover increasing administrative and operational costs, a \$3 processing fee will now appear on customer invoices.

This fee applies to all payment methods and is not a credit card surcharge.

This small fee helps us continue to:

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

If you have any questions, feel free to contact our office at:  
[www.pestbear.com](http://www.pestbear.com) or 813-818-9898

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

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

**PLEASE PAY FROM THIS INVOICE**

# INVOICE

**RedTree Landscape Systems**  
5532 Auld Lane  
Holiday, FL 34690

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



## Bill to

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

## Ship to

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

## Invoice details

Invoice no.: 32459  
Terms: Due on receipt  
Invoice date: 12/18/2025  
Due date: 12/18/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Landscape Enhancement:			
2.		<b>Landscape Construction</b>	Installation of Seasonal Flowers in all Designated Beds	550	\$2.75	\$1,512.50
					<b>Total</b>	<b>\$1,512.50</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.: 32599  
Terms: Due on receipt  
Invoice date: 01/01/2026  
Due date: 01/01/2026

#	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.: 32658  
Terms: Due on receipt  
Invoice date: 01/01/2026  
Due date: 01/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Sales</b>	Tree Removal:  Target Area: *Behind 12908 White Bluff Road.  Scope of Work: *Remove the fallen and remaining tree portions, cut them up, and dispose of them in the wood line (as per the Department of Environmental Protection guideline).	1	\$1,350.00	\$1,350.00

**Total** **\$1,350.00**

**Overdue** 01/01/2026

# 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.: 32722  
Terms: Due on receipt  
Invoice date: 01/12/2026  
Due date: 01/12/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Sales</b>	Mulch Installation:  Scope of Work: *mulch installation in all CDD-maintained plant beds. *Install (140) cubic yards of Pine Bark Mini Nuggets in all maintained plant beds.	1	\$9,100.00	\$9,100.00
					<b>Total</b>	<b>\$9,100.00</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.: 32724  
Terms: Due on receipt  
Invoice date: 01/15/2026  
Due date: 01/15/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Sales</b>	Scope of Work: *Install (20) 1-gallon Minima Jasmine at the bed in the Amenity Center.	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.: 32764  
Terms: Due on receipt  
Invoice date: 01/16/2026  
Due date: 01/16/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 11.24.25  Clubhouse Timer. Repairs to zones 1,4,6,8,13 & 16.			
2.		<b>Sales</b>	Nozzle	13	\$2.88	\$37.44
3.		<b>Sales</b>	4" Rotor	7	\$25.00	\$175.00
4.		<b>Sales</b>	6" Spray head	1	\$21.56	\$21.56
5.		<b>Sales</b>	Labor-Technician	2	\$65.00	\$130.00
					<b>Total</b>	<b>\$364.00</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.: 32775  
Terms: Due on receipt  
Invoice date: 01/16/2026  
Due date: 01/16/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 11.5.25  Clubhouse Clock Lateral line break on zone 12.			
2.		<b>Sales</b>	1/2" PVC Pipe	1	\$0.75	\$0.75
3.		<b>Sales</b>	1/2" Elbow	1	\$1.52	\$1.52
4.		<b>Sales</b>	6" spray head	1	\$21.56	\$21.56
5.		<b>Sales</b>	Nozzle	1	\$2.88	\$2.88
6.		<b>Sales</b>	Labor-technician	0.75	\$65.00	\$48.75
					<b>Total</b>	<b>\$75.46</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.: 32776  
Terms: Due on receipt  
Invoice date: 01/16/2026  
Due date: 01/16/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 11.5.25  Controller-1 Repairs to zone 14.			
2.		<b>Sales</b>	1/2" poly Connector	1	\$0.75	\$0.75
3.		<b>Sales</b>	6" spray head	1	\$21.56	\$21.56
4.		<b>Sales</b>	Nozzle	1	\$2.88	\$2.88
5.		<b>Sales</b>	Labor-Technician	0.5	\$65.00	\$32.50
					<b>Total</b>	<b>\$57.69</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.: 32777  
Terms: Due on receipt  
Invoice date: 01/16/2026  
Due date: 01/16/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 11.4.25  Controller-1 Repairs to zone 21.			
2.		<b>Sales</b>	6" spray head	1	\$21.56	\$21.56
3.		<b>Sales</b>	1/2" elbow	1	\$0.75	\$0.75
4.		<b>Sales</b>	nozzle	1	\$2.88	\$2.88
5.		<b>Sales</b>	Labor-Technician	0.75	\$65.00	\$48.75
					<b>Total</b>	<b>\$73.94</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.: 32778  
Terms: Due on receipt  
Invoice date: 01/16/2026  
Due date: 01/16/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 11.6.25  Clubhouse Repairs to zone 6.			
2.		<b>Sales</b>	2" Hunter valve	1	\$230.00	\$230.00
3.		<b>Sales</b>	Hunter Solenoid	1	\$96.00	\$96.00
4.		<b>Sales</b>	Labor-Technician	2	\$65.00	\$130.00
					<b>Total</b>	<b>\$456.00</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.: 32779  
Terms: Due on receipt  
Invoice date: 01/16/2026  
Due date: 01/16/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 11.6.25  Main line break, Dear Creek Bridge.			
2.		Sales	1" 1/4 coupling	2	\$2.25	\$4.50
3.		Sales	1" 1/4 x 1" Reducer	2	\$5.50	\$11.00
4.		Sales	1" caps	3	\$2.26	\$6.78
5.		Sales	1" PVC	2	\$1.00	\$2.00
6.		Sales	Labor-Technician	4	\$65.00	\$260.00

**Total** **\$284.28**

# 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.: 32805  
Terms: Due on receipt  
Invoice date: 01/21/2026  
Due date: 01/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 11.17.25  Clock-1 Repairs on zone 24.			
2.		<b>Sales</b>	Hunter Solenoid	1	\$61.00	\$61.00
3.		<b>Sales</b>	Labor-Technician	2	\$65.00	\$130.00
					<b>Total</b>	<b>\$191.00</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.: 32871  
Terms: Due on receipt  
Invoice date: 01/22/2026  
Due date: 01/22/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 12.18.25  Controller-2 Repairs on zone 18.			
2.		<b>Sales</b>	2" 1/2 coupling	2	\$6.75	\$13.50
3.		<b>Sales</b>	2" valve	1	\$325.50	\$325.50
4.		<b>Sales</b>	solenoid	1	\$84.25	\$84.25
5.		<b>Sales</b>	male adapter	2	\$5.50	\$11.00
6.		<b>Sales</b>	2" 1/2 pipe	5	\$3.75	\$18.75
7.		<b>Sales</b>	labor-technician	8	\$65.00	\$520.00
					<b>Total</b>	<b>\$973.00</b>

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

**Invoice**

Date	Invoice #
1/2/2026	INV0000106049

**Bill To:**

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,020.83	\$1,020.83
Personnel Reimbursement	1.00	\$1,488.12	\$1,488.12
<b>Subtotal</b>			\$2,508.95
<b>Total</b>			\$2,508.95

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

**Invoice**

Date	Invoice #
1/2/2026	INV0000106207

**Bill To:**

VERANDAHS CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
---

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

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

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

**Invoice**

Date	Invoice #
1/1/2026	INV0000106317

**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
Cell Phone	50.00	\$1.00	\$50.00
<b>Subtotal</b>			\$50.00
<b>Total</b>			\$50.00

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

**Invoice**

Date	Invoice #
1/16/2026	INV0000106580

**Bill To:**

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,506.74	\$1,506.74
<b>Subtotal</b>			\$1,506.74
<b>Total</b>			\$1,506.74



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

# Invoice

Bill To
The Verandahs CDD C/O Rizzetta & Co. 3434 Colwell Ave Ste 200 Tampa, FL 33614

Ship To
The Verandahs CDD 12375 Chenwood Avenue Hudson, FL 34669

Date	Invoice #	P.O#/Project ID	Terms	Due Date
12/15/2025	17328120325		Net 30	1/14/2026

QTY	Description
1	S2 NetBox System Controller 2-doors
1	Araknis Single-WAN Gigabit VPN Router w/ Wi-Fi
6	Service Labor "Job#: 14838  Date Submitted: 11/10/25/Schedule Date: 12/01/25  Community Name: Verandahs  Location: N/A  Requested By: Sean Craft  Requested Via: Email submitted by Chris Beck (Install)  Email(s): scraft@rizzetta.com  Phone Number: 813-994-1001  Repair Authorization: N/A  Issue Reported: Install S2  Work Completed: -Install complete -Per C.B. port complete"

<b>Securiteam is now part of Safetouch Security!</b>	<b>Subtotal</b>	\$4,317.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$4,317.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$4,317.00



# INVOICE

Page: 1

**Please Remit Payment to:**

Solitude Lake Management, LLC  
 1320 Brookwood Drive  
 Suite H  
 Little Rock, AR 72202  
 Phone #: (888) 480-5253  
 Fax #: (888) 358-0088

Invoice Number: PSI227026  
 Invoice Date: 12/19/2025

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 12/19/2025  
 Due Date 1/18/2026  
 Terms Net 30

Customer ID 13825  
 P.O. Number  
 P.O. Date 12/19/2025  
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Lake, Pond & Wetland Application Quoted Service Request The Verandahs CDD - LAKE ALL General Cost: Trash Removal Out of scope trash removal completed today on all sites.		1	1	600.00	600.00

Amount Subject to Sales Tax 0.00  
 Amount Exempt from Sales Tax 600.00

**Subtotal: 600.00**  
 Invoice Discount: 0.00  
 Total Sales Tax 0.00  
 Payment Amount: 0.00  
**Total: 600.00**



# INVOICE

Page: 1

**Please Remit Payment to:**

Solitude Lake Management, LLC  
 1320 Brookwood Drive  
 Suite H  
 Little Rock, AR 72202  
 Phone #: (888) 480-5253  
 Fax #: (888) 358-0088

Invoice Number: PSI233068  
 Invoice Date: 1/2/2026

**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 1/2/2026  
 Due Date 2/1/2026  
 Terms Net 30

Customer ID 13825  
 P.O. Number  
 P.O. Date 1/2/2026  
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance January Billing 1/1/2026 - 1/31/2026 The Verandahs CDD - LAKE ALL		1	1	1,380.00	1,380.00

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

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

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

The Verandahs CDD  
P.O. Box 32414  
Charlotte, NC 28232

December 23, 2025  
Client: 001308  
Matter: 000001  
Invoice #: 27693

Page: 1

RE: General

For Professional Services Rendered Through November 30, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
11/4/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING TELEPHONICALLY.	1.0	\$305.00
11/17/2025	KCH	REVIEW FINANCIAL STATEMENTS FOR OCTOBER 31, 2025.	0.3	\$91.50
11/18/2025	KCH	REVIEW AND REVISE RESOLUTION FOR 2026 GENERAL ELECTION.	0.5	\$152.50
11/25/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$122.00
Total Professional Services			2.2	\$671.00

December 23, 2025  
Client: 001308  
Matter: 000001  
Invoice #: 27693

Page: 2

---

Total Services	\$671.00	
Total Disbursements	\$0.00	
Total Current Charges		\$671.00
Previous Balance		\$514.50
<i>Less Payments</i>		<i>(\$514.50)</i>
<b>PAY THIS AMOUNT</b>		<b>\$671.00</b>

***Please Include Invoice Number on all Correspondence***

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

The Verandahs CDD  
P.O. Box 32414  
Charlotte, NC 28232

January 14, 2026

Client: 001308

Matter: 000001

Invoice #: 27767

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
12/2/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING TELEPHONICALLY.	1.5	\$457.50
12/22/2025	KCH	REVIEW FINANCIAL STATEMENTS FOR NOVEMBER 30, 2025.	0.3	\$91.50
12/23/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$122.00
Total Professional Services			2.2	\$671.00

January 14, 2026  
Client: 001308  
Matter: 000001  
Invoice #: 27767

Page: 2

---

Total Services	\$671.00	
Total Disbursements	\$0.00	
Total Current Charges		\$671.00
Previous Balance		\$671.00
<b>PAY THIS AMOUNT</b>		<b>\$1,342.00</b>

*Please Include Invoice Number on all Correspondence*



# Invoice

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

## Sun Coast Rust Control

**Bill to** The Verandahs CDD  
cddinvoice@rizzetta.com

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

**Invoice** 08854  
**Date** Jan 1, 2026  
**Terms** Net 30  
**Due date** Jan 31, 2026  
**Amount due** \$1,250.00

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

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

**Amount due \$1,250.00**

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

**Notes**  
Thank you for your business.



# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 26-00068P

Date 01/16/2026

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

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

### Description

### Amount

Serial # 26-00068P <b>Public Board Meetings</b> RE: The Verandahs Board of Supervisors Meetings on February 3 & March 3, 2026 Published: 1/16/2026	\$70.00
---	---------

### Important Message

Please include our Serial # on your check  
Pay by credit card online:  
<https://legals.businessobserverfl.com/send-payment/>

Paid	( )
<b>Total</b>	<b>\$70.00</b>

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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

### NOTICE

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

# Business Observer

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

## INVOICE

### Legal Advertising

---

#### NOTICE OF ETHICS TRAINING WORKSHOP THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of The Verandahs Community Development District will hold an Ethics Training Workshop at 6:30 PM or immediately following the adjournment of The Verandahs CDD meeting at The Verandahs Amenity Center located at 12375 Chenwood Avenue, Hudson, Florida 34669 on the following dates as indicated:

February 3, 2026

March 3, 2026

The purpose of the workshops is to review ethics rules for public officials. The workshops are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place approved by the Board on record at the meeting without additional publication of notice.

A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be occasions where one or more supervisors will participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least two business days prior to the date of the meeting by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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 CDD

Sean Craft, District Manager

January 16, 2026

26-00068P

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

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Serial Number  
26-00068P

# Business Observer

Published Weekly  
New Port Richey, Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

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

being a Public Board Meetings

in the matter of The Verandahs Board of Supervisors Meetings on February 3 & March 3, 2026

in the Court, was published in said newspaper by print in the issues of 1/16/2026

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

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



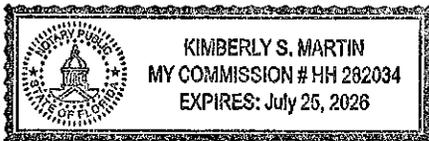
Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,  
16th day of January, 2026 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida  
(SEAL)



## NOTICE OF ETHICS TRAINING WORKSHOP THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of The Verandahs Community Development District will hold an Ethics Training Workshop at 6:30 PM or immediately following the adjournment of The Verandahs CDD meeting at The Verandahs Amenity Center located at 12375 Chenwood Avenue, Hudson, Florida 34669 on the following dates as indicated:

February 3, 2026  
March 3, 2026

The purpose of the workshops is to review ethics rules for public officials. The workshops are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place approved by the Board on record at the meeting without additional publication of notice.

A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be occasions where one or more supervisors will participate by speaker telephone.

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The Verandahs CDD  
Sean Craft, District Manager  
January 16, 2026

26-00068P

JAN 20 2026

Serial Number  
26-00068P

# Business Observer

Published Weekly  
New Port Richey, Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

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being a Public Board Meetings

in the matter of The Verandahs Board of Supervisors Meetings on February 3 & March 3, 2026

in the Court, was published in said newspaper by print in the issues of 1/16/2026

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

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



Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,  
16th day of January, 2026 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida  
(SEAL)



## NOTICE OF ETHICS TRAINING WORKSHOP THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of The Verandahs Community Development District will hold an Ethics Training Workshop at 6:30 PM or immediately following the adjournment of The Verandahs CDD meeting at The Verandahs Amenity Center located at 12375 Chenwood Avenue, Hudson, Florida 34669 on the following dates as indicated:

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March 3, 2026

The purpose of the workshops is to review ethics rules for public officials. The workshops are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place approved by the Board on record at the meeting without additional publication of notice.

A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be occasions where one or more supervisors will participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least two business days prior to the date of the meeting by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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 CDD  
Sean Craft, District Manager  
January 16, 2026

26-00068P

JAN 20 2026

**THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT**

---

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

**Check Request**

Amount: \$46.33

Date: 1/08/26

Payable to: Thomas May

Address: 13939 Caden Glen Dr.  
Hudson, FL 34669

Reason: Reimbursement for Storage Bins - Christmas  
Decorations

Requester: Sean Craft

Directions for Check: Authorized by the Board of Supervisors  
at the January 6th, 2026 meeting to cover the costs of storage  
bins for holiday decorations. Code to holiday decorations,  
53900-4680.



CC123125-266

0 THE VERANDAHS CDD 0

ACCOUNT SUMMARY

Credit Limit \$10,000.00
Credit Available \$9,548.00
Statement Closing Date December 31, 2025
Days in Billing Cycle 31
Previous Balance \$471.84
Payments & Credits \$471.84
Purchases & Other Charges \$451.99
Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
New Balance \$451.99
Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance \$451.99
Minimum Payment Due \$451.99
Payment Due Date January 26, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Table with 5 columns: Tran Date, Post Date, Reference Number, Transaction Description, Amount. Includes transactions for MICHELLE WHITE, FRANCES THOMSON, and various Amazon and Wal-Mart purchases.

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



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

PAYMENT INFORMATION

Payment Due Date January 26, 2026
New Balance \$451.99
Minimum Payment Due \$451.99
Past Due Amount \$0.00

Make Check
Payable to:

Amount Enclosed:

\$ [ ]

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

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

**TRANSACTIONS (continued)**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
12/18	12/18	8230509B0EHNZ92ZZ	AMAZON MARK* 578YU0643 SEATTLE WA MCC: 5999 MERCHANT ZIP:	51.79
12/28	12/28	0543684BBBLJ46MSD	WM SUPERCENTER #5266 HUDSON FL MCC: 5411 MERCHANT ZIP: 34667	27.84
12/30	12/30	5543286BQ5VNWAB5Q	AMAZON PRIME*AS8AM7PG3 SEATTLE WA MCC: 5968 MERCHANT ZIP:	14.99

**IMPORTANT ACCOUNT INFORMATION**

\$0 - \$451.99 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 01/26/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

**REWARDS SUMMARY**

Previous Cashback Balance	\$4.53	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$1.13	\$0-\$500,000 = 0.25%
New Cashback Balance	\$5.66	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

**INTEREST CHARGE CALCULATION**

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

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	31	\$0.00

(v) = variable (f) = fixed

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

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

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

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

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

**The Verandahs CDD**  
**Credit Card - F. Thomson**  
**Closing Date**  
**Payment Date**

31-Dec-25  
25-Jan-26

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

Date	Vendor Name	Description	Amount	Facility Supplies	Janitorial Services
11/30/2025	Amazon Prime	Monthly Subscription (November)	14.99		14.99
12/2/2025	Microsoft	Supplies	99.99	99.99	
12/3/2025	Amazon	Supplies	75.39	75.39	
12/5/2025	Walmart	Supplies	10.82	10.82	
12/6/2025	Amazon	Supplies	39.98	39.98	
12/15/2025	Amazon	Supplies	116.20	116.20	
12/18/2025	Amazon	Supplies	51.79	51.79	
12/28/2025	WM Supercenter	Supplies	27.84	27.84	
12/30/2025	Amazon Prime	Monthly Subscription (December)	14.99		14.99
<b>TOTAL</b>			<b>\$ 451.99</b>	<b>\$ 422.01</b>	<b>\$ 29.98</b>
				<b>57200-4619</b>	<b>57200-4704</b>

Deliver to Frances Hudson 34667

All Search Amazon

EN Hello, The Account & Lists Returns & Orders

0

All Rufus Same-Day Delivery Medical Care Amazon Business Audible Pet Supplies Today's Deals Amazon Home

Your Account > Your Orders > Order Details

# Order Details

Subscription charged on December 30, 2025 Order # D01-0265902-1225873

[View invoice](#)

### Recipient

The Verandahs

### Payment method

Mastercard ending in 0442

### Order Summary

Item(s) Subtotal:	\$14.99
Total Before Tax:	\$14.99
Tax Collected:	\$0.00
<b>Total for this Order:</b>	<b>\$14.99</b>



Prime Membership Fee  
Sold by: Amazon US  
\$14.99

[Write a product review](#)  
[Manage your subscription](#)

## Recommended based on your purchase history

Page 1 of 2

Sponsored



Pacific Blue Select Multifold Premium 2-Ply Paper Towels (Previously Branded Signature) by GP PRO (Georgia-

23,846  
\$37<sup>85</sup>



LYNN HARDWARE Extra Heavy Duty Automatic Door Closer (Silver) - Commercial Grade, Contractors Choice,

231  
\$229<sup>20</sup>



Elkay LZS8WS ezH2O Wall Mounted Drinking Fountain with Hands Free Bottle Filling Station and Water

\$1,703<sup>99</sup>



ALPHA DOG ADA SIGNS Bathroom Bundle: Men's Women's Restroom Signs, ADA Compliant Door & Wall Signage,

4  
\$98<sup>75</sup>



Dynasty Hardware Privacy Door Lock Lever Lockset, ADA Compliant, Light Duty Handle for Bathroom or Office Use,

188  
\$52<sup>95</sup>

## Customers who viewed items in your browsing history also viewed

# Order Summary

Order placed December 1, 2025

Order # 111-4484757-2373838

### 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:	\$75.39
Shipping & Handling:	\$0.00
Total before tax:	\$75.39
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$75.39</b>

### Arriving Wednesday



Bobrick Wall-Mounted Liquid Soap Dispenser, Satin-Finish Stainless Steel, 40 fl-oz Capacity, Vandal-Resistant Design with Refill Indicator Window, Top Fill Commercial Bathroom Accessory (Model B-4112)

Sold by: Amazon.com

Supplied by: Other

\$75.39

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# Order Summary

Order placed December 4, 2025

Order # 111-5323348-6192225

### 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:	\$39.98
Shipping & Handling:	\$0.00
Total before tax:	\$39.98
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$39.98</b>

### Arriving tomorrow



Amazon Basics Gentle & Mild Clear Liquid Hand Soap Refill, Triclosan-Free, 50 Fl Oz (Pack of 2) (Previously Solimo)

Sold by: Amazon.com

Supplied by: Other

\$7.01



Aacehlh 12 Rolls Transparent Tape Clear Tape Refills Rolls, 3/4 x 1000 Inches, 1 inch Core, for Office, Home, School (12)

Sold by: Aacehlh

Supplied by: Other

\$7.99

### Arriving Wednesday



Black Rifle Coffee Company Dark Roast Coffee Pods – 100% Arabica, Bold, Smoky Single-Serve K-Cup Compatible – Veteran-Founded Premium Coffee – Freedom Fuel – 12 Count

Sold by: Black Rifle Coffee Co.

Supplied by: Other

\$11.99

### Arriving Tuesday



Biggun 8.8 Oz Water-Free Fake Snow Christmas Village Decorations, Lifelike Fire-Resistant Dry Faux Snow for Winter Wonderland Decorations

Sold by: Biggun

Supplied by: Other

\$12.99

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# Walmart\*

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

ST# 05266 OP# 009002 TE# 02 TR# 03521

\*\*\*\*\*

TAX EXEMPT SALE

\*\*\*\*\*

HT 6 BLK LP	885962750012	4.88 N
100 MINI M-G	764878660050	2.97 N
100 MINI M-G	764878660050	2.97 N

Tax ID: 858013677163C3  
GOVERNMENT  
GOVERNMENT, LOCAL

Total: \$10.82

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.

\*\*\*\*\*

TAX EXEMPT SALE

\*\*\*\*\*

12/05/25 11:49:39



December 2, 2025 | Order number 9030596289



**Microsoft 365 Personal**  
\$99.99 | Subscription



**Completed**

[Manage subscription](#)



**Total \$99.99**

Paid with MasterCard \*\*0442

[Hide details](#) ^



**Shipping details**

5844 old pasco rd STE 100  
Wesley Chapel, fl, 33544-4010  
US



**Billing details**



Subtotal

\$99.99

Tax

\$0.00



**Total**

**\$99.99**

**Paid with**

**MasterCard \*\*0442**



Related links: [Print order](#) [Order help](#)

[EXTERNAL]Re:Amazon Receipt

From Frances Thomson <frannygirl47@yahoo.com>

Date Wed 12/17/2025 3:32 PM

To Frances Thomson <fthomson@rizzetta.com>

**NOTICE: This email originated from outside of the organization.**  
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

### Order Summary

Order placed December 13, 2025    Order # 112-0075396-0877867

[Print](#)

#### 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:	\$113.96
Shipping & Handling:	\$0.00
Total before tax:	\$113.96
Estimated tax to be collected:	\$2.24
<b>Grand Total:</b>	<b>\$116.20</b>

#### Delivered December 15

Your package was left near the front door or porch.



Giegxin 64 Pcs Christmas Glasses Frame and Headbands Set with 32 Cute Party Headband and 32 Funny Eyewear Xmas Hair Headwear for Christmas Xmas Holiday Party Favors

Sold by: Diverfork

Return or replace items: Eligible through January 31, 2026

\$40.99

#### Delivered December 14

Your package was left near the front door or porch.



XIEGPA 60 PCS Mini Animal Plush Toys Set Cute Small Animal Stuffed Toy Keychain for Party Favors Keychain Ornament for Goody Bag Easter Egg Stuffers Carnival Birthday Party Classroom Prizes

Sold by: Star to Ocean

Return or replace items: Eligible through January 31, 2026

\$15.99

# Order Summary

Order placed December 17, 2025    Order # 111-8410128-7846668

### 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:	\$51.79
Shipping & Handling:	\$0.00
Total before tax:	\$51.79
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$51.79</b>

### Arriving Friday



Huifany Coffee Cups 12 oz Paper Cups 180 Pack, Thickened Paper Coffee Cups Disposable 12 oz Coffe Cup, Hot/Cold Beverage Drinking Cup for Office, Home, Party

Sold by: Huifany  
Supplied by: Other  
\$23.99



Donut Café - Gourmet Coffee Medium Roast Flavored Variety Pack – Pecan Pie, Coconut Crumble, Salted Caramel, Toasted Hazelnut – Single Serve Coffee Pods for Keurig K Cup Brewers – 80 Count

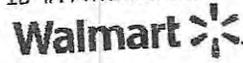
Sold by: Amazon.com  
Supplied by: Other  
\$27.80

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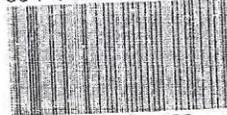
Official Rules Survey  
Sweepstakes Period  
www.walmart.com

Give us feedback @ survey.walmart.com  
Thank you! ID #: 7VROXC1VORY6



WM Supercenter  
727-861-0040 Mgr. AARON  
12610 US HIGHWAY 19  
HUDSON FL 34667  
ST# 05266 OP# 009017 TE# 17 TR# 03705

# ITEMS SOLD 2  
TC# 7334 3086 5518 7984 6763



HUSKY 30 GAL 073257016000 15.87 N  
HEFTY 13 GAL 013700295740 11.97 N

SUBTOTAL 27.84  
TOTAL 27.84  
MCARD TEND 27.84  
CHANGE DUE 0.00

MASTERCARD- 0442 I 1 APPR#028615  
27.84 TOTAL PURCHASE  
REF # U739FJ620047  
AID A0000000041010  
TERMINAL # 25326833  
\*No Signature Required  
12/28/25 14:40:00

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.  
12/28/25 14:40:17

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

Customer Name  
VERANDAHS CDD

Customer Number  
10365384

Bill Date  
12/18/2025

Account	Account Description	Reading		Rate	kWh	DMD	Balance Forward	Current Charges	Total Charges
		From	To						
1573431				PL			0.00	515.92	515.92
1573432				PL			0.00	3,262.19	3,262.19
1573433		11/13	12/15	GS	143		0.00	55.26	55.26
2026777		11/13	12/15	GS	31		0.00	43.44	43.44
2095489		11/13	12/15	GS	1238		0.00	170.82	170.82
Subtotal:					1412		0.00	4,047.63	4,047.63

DO NOT PAY - Total amount will be electronically transferred on 01/02/2026.

Bill Date: 12/18/2025

Electronic Funds Transfer On: 01/02/2026

Total Charges Due: 4,047.63

DO NOT PAY

District: BP13

\*\* Summary Bill \*\*

23  
9 - 7617  
10365384  
BP13  
VERANDAHS CDD  
PO BOX 32414  
CHARLOTTE NC 28232-2414

