



Rizzetta & Company

# The Verandahs Community Development District

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**Board of Supervisors Meeting  
April 7, 2026**

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

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

## **THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

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

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

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

# THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

March 31, 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, April 7, 2026 at 6:30 p.m., at the Verandahs Amenity Center, 12375 Chenwood Ave., Hudson, FL 34669. The following is the agenda for the meeting:

### **BOS MEETING:**

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
  - A. Solitude
    - i. Review of Aquatics Report ..... Tab 1
  - B. Landscape Inspection Specialist
    - i. Review of Landscape Inspection Report ..... Tab 2
  - C. Red Tree
    - i. Review of Landscaper Comments (Under Separate Cover)
    - ii. Review of Irrigation Report ..... Tab 3
  - D. Hi-Trim
    - i. Review of Hi Trim Report ..... Tab 4
  - E. District Counsel
  - F. District Engineer
    - i. Consideration of Proposal for Rip Rap to Repair Erosion at Site 230 ..... Tab 5
  - G. District Clubhouse Manager
    - i. Review of Clubhouse Manager Report..... Tab 6
  - H. District Manager
    - i. Review of District Manager's Report ..... Tab 7
- 4. BUSINESS ITEMS**
  - A. Discussion of FY 2026-2027 Budget Priorities
  - B. Consideration of Proposals for Holiday Lights ..... Tab 8
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on March 3, 2026 ..... Tab 9

- B. Consideration of Minutes of the Board of Supervisors  
Ethics Workshop Meeting held on March 3, 2026..... Tab 10
- C. Consideration of Operation and Expenditures  
for February 2026 ..... Tab 11
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, or need to obtain a copy of the full agenda, please do not hesitate to contact Sean Craft at [scraft@rizzetta.com](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:** 2026-03-23

**Prepared for:**

District Manager  
Rizzetta & Company

**Prepared by:**

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

**TABLE OF CONTENTS**

Pg

**SITE ASSESSMENTS**

PONDS10, 20, 30 \_\_\_\_\_ 3

PONDS40, F50, 60 \_\_\_\_\_ 4

PONDS210, 220, 230 \_\_\_\_\_ 5

PONDS F70 \_\_\_\_\_ 6

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

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

10

**Comments:**

Treatment in progress

This site has minor slender present. Beneficials are coming in on shoreline and are looking great.

**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation



20

**Comments:**

Site looks good

Site is doing well and shoreline is free of any growth.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



30

**Comments:**

Treatment in progress

Slender starting at shoreline of site. Minor shoreline weeds present. Very low water levels.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds



40

**Comments:**

Treatment in progress

Slender within site. Some trash seen in cove of site by the flow structure. Shoreline weeds along banks.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



F50

**Comments:**

Treatment in progress

Surface algae present within site. Very low water level.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



60

**Comments:**

Treatment in progress

There is some shoreline weeds present such as Pennywort. Overall site is looking well.

**Action Required:**

Routine maintenance next visit

**Target:**

Pennywort



## Site: 210

### Comments:

Treatment in progress

Flow structure seems to be in good condition. Minor shoreline weeds but overall site looks great.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



## Site: 220

### Comments:

Site looks good

Site is in good condition. Beneficials are growing on the shoreline.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 230

### Comments:

Normal growth observed

Minor shoreline grasses present. Flow structure is looking good. Overall site looks well.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



**Site:** F70

**Comments:**

Treatment in progress

Pennywort growing on the shoreline. Crested floating heart was seen towards back of site. Submersed vegetation present as well.



**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation

## Management Summary

We are still experiencing low water levels and seeing more submersed aquatic vegetation due to exposed banks for this month of March. There were algae and slender pop ups on a few sites but they have been treated and may 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. Very little trash found in the sites inspected this month and overall sites are doing great.

Site F50 had surface algae present.  
Sites 60, 210, and 230 had shoreline growth.  
Sites 10, 40, and F70 had submersed vegetation growth.

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

Thanks for choosing Solitude Lake Management!

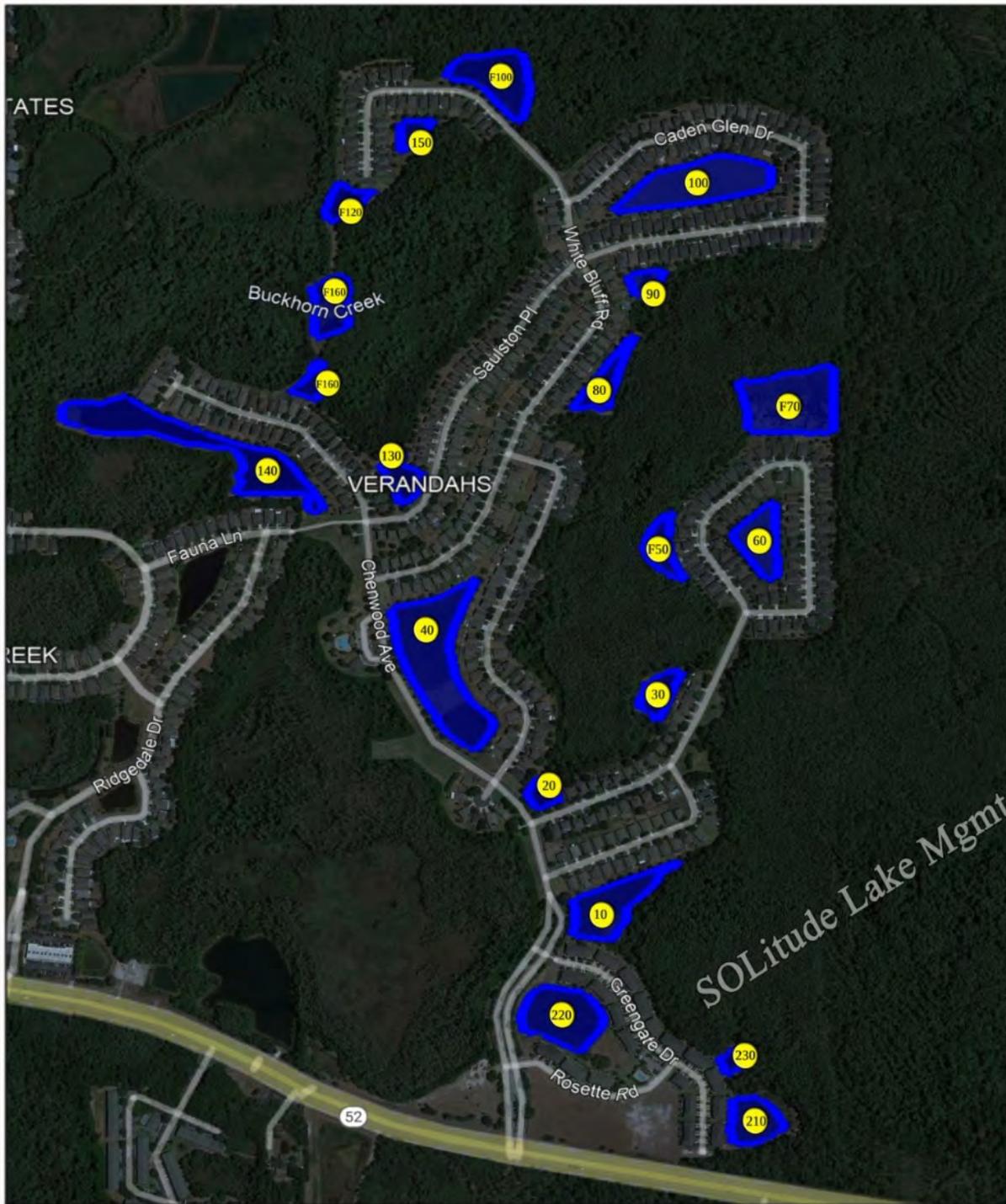
<b>Site</b>	<b>Comments</b>	<b>Target</b>	<b>Action Required</b>
10	Treatment in progress	Submersed vegetation	Routine maintenance next visit
20	Site looks good	Species non-specific	Routine maintenance next visit
30	Treatment in progress	Shoreline weeds	Routine maintenance next visit
40	Treatment in progress	Species non-specific	Routine maintenance next visit
F50	Treatment in progress	Surface algae	Routine maintenance next visit
60	Treatment in progress	Pennywort	Routine maintenance next visit
210	Treatment in progress	Shoreline weeds	Routine maintenance next visit
220	Site looks good	Species non-specific	Routine maintenance next visit
230	Normal growth observed	Shoreline weeds	Routine maintenance next visit
F70	Treatment in progress	Submersed vegetation	Routine maintenance next visit



# The Verandahs CDD

Hudson, FL

1-888-480-5253



NPM 04/2022

Tab 2

# THE VERANDAHS

## COMMUNITY ASSET MANAGEMENT REPORT



March 06, 2026

Rizzetta & Company

Amiee Brodeen – Community Asset Manager



Rizzetta & Company  
Professionals in Community Management

# Summary, Chenwood Ave

## General Updates, Recent & Upcoming Maintenance Events

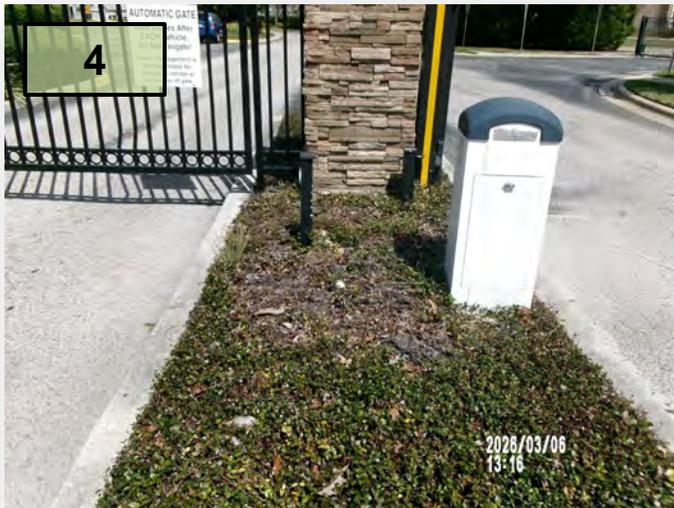
- **Bahia Sod – April Fertilization Guidelines:** Apply a complete fertilizer based on current soil test results. Include the second round of pre-emergent herbicide (Pre-M) at a rate not exceeding .5 lb. of nitrogen per 1,000 sq. ft. The fertilizer must contain no less than 50% slow-release nitrogen to ensure steady nutrient availability and reduce surge growth.
- **St. Augustine Sod – April Fertilization Guidelines:** Apply a complete fertilizer based on current soil test results. Include the second round of pre-emergent herbicide (Pre-M) at a rate not exceeding .5 lb. of nitrogen per 1,000 sq. ft. The fertilizer must contain a minimum of 50% slow-release nitrogen to promote steady, sustainable growth and reduce nutrient leaching.
- **Shrub, Tree & Groundcover Fertilization – March Guidelines:** **If this was not completed due to the weather, continue below for guidelines.** Apply a complete fertilizer (formula determined by current soil test results) at a rate of 4–6 lbs. of nitrogen per 1,000 sq. ft. per year. A minimum of 50% of the nitrogen must be in a slow-release form to ensure steady nutrient availability and promote healthy, sustained growth.
- **Palm Fertilization – March Guidelines:** **If this was not completed due to the weather, continue below for guidelines.** Apply 1.5 pounds of 8N–2P<sub>2</sub>O<sub>5</sub>–12K<sub>2</sub>O + 4Mg fertilizer with micronutrients per 100 square feet of palm canopy. Requirements: 100% of the Nitrogen (N), Potassium (K), and Magnesium (Mg) must be in slow-release form. All micronutrients must be in water-soluble form to ensure proper uptake. Fertilizer should be broadcast evenly under the canopy dripline, keeping product at least 6 inches away from the palm trunk to prevent trunk damage and nutrient burn.

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 – Chenwood:** Limb up the flax lilies in the median beds; plants are falling into the roadway and being lightly smashed by the gates during opening.
2. **Front Entrance:** Please remind the crew that when trimming the shrubs, they should cut vertically rather than angling the hedge at the base. Angling creates shade at the lower portions, causing thinning and dieback. The hedge should maintain a vertical line with only a slight taper near the top.
3. **Blue Daze:** In the front median bed, I observed that the Blue Daze have begun to leaf out at the base. Have the seasonal cutbacks already started? If not, please confirm when they are scheduled to take place.
4. **Front Entrance – Outside of Gates:** The newly planted jasmine were affected by the recent cold snap. Please have the crew assess the plantings and determine whether adding fertilizer would help....**(Nxt pg)**

# Chenwood Ave, Luftburrow Ln

**(#4 Cont.)**... stimulate new growth and support recovery. Possibly, thinking about adding a nutrient based mulch oppose to the pine bark nuggets, just for these plants that tend to be more delicate. (Pic 4)



**(#7 Cont.)**... planting beds, removing any volunteer trees, unwanted plant material, and any crape myrtle suckers.

**8. New Turf:** In the bullnose area of the entrance median bed, the turf is developing brown patches. Please inspect immediately for potential pests, disease, and/or fungus so the issue can be addressed before it spreads further. (Pic 8a, 8b>)



**5. Chenwood – Inside Gates:** There is still a broken limb in the cedar tree approximately 10 feet up on the right-hand side when driving into the property. Please have the crew remove this limb during the next visit. (Pic 5)



**9. Spanish Moss:** Behind the large viburnum hedges on the west side of Chenwood, one of the elms still has Spanish moss that was not removed. Please have the crew remove it on the next visit so it matches the other trees that were beautifully cleaned.

**10. Luftburrow Ln:** Near one of the mail kiosks, an irrigation head is spraying ....**(Nxt pg)**



**6. Leaves:** Throughout the front entrance, the sidewalks have significant leaf droppings that are beginning to stain the concrete. Please remove all leaves from the site and provide a proposal for pressure washing the sidewalks. (Pic 6>)

**7. Chenwood – Planting Beds:** On the next visit, please have the crew detail all....

# Pool Area, Chenwood Ave

**(#10 Cont.)**.... directly onto the structure. When time and budget allow, I recommend either removing this head entirely or relocating it so it no longer impacts the kiosk. (Pic 10)



**13. Ant Mounds:** Ant mounds continue to be an issue along the turf edge lines. Please remind the crew to treat them during each visit and to rake away the debris once the mounds are inactive.

**14. Irrigation Lid:** During my inspection, I marked a location for the crew to replace the broken irrigation lid. It is located across from the amenities area on the east side of the sidewalk.

**15. New Turf – Across from Amenities:** The turf continues to struggle and remains brown. Please confirm what products/treatments are currently being applied (e.g., fungicide, insect control, fertilizer rate and analysis, irrigation schedule). Also provide an estimated recovery timeline and expected outcomes....**(Nxt pg)**



**11. Pool Area:** On the backside of the pool fence, there is a broken limb hanging in one of the trees. When the crew performs the structural pruning, please remove the limb cleanly at the branch collar and ensure there is no residual damage to the tree. (Pic 11>)

**12. Pool Area – Crape Myrtles:** Around the mulched tree rings, the surrounding turf is yellowing. This may be caused by several factors, including overwatering, heat stress, or nutrient deficiency. Please diagnose the issue and treat accordingly to prevent further decline. (Pic 12>)



# Clubhouse, Pool-House, White Bluff Rd

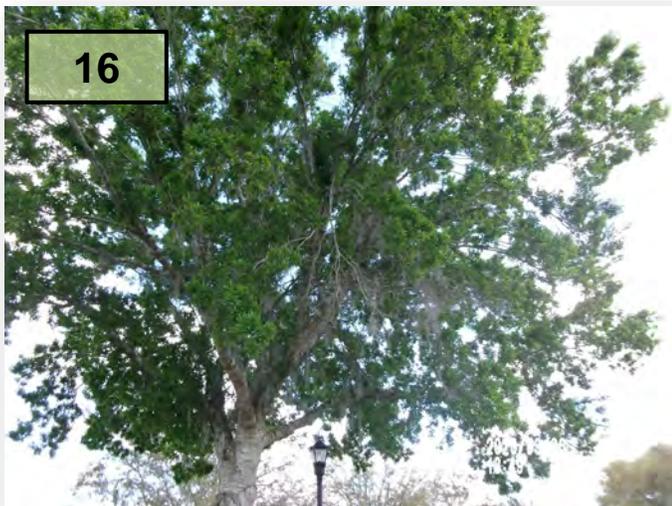
**(#15 Cont.)**.... based on diagnosis; if still undetermined, perform a site assessment (soil moisture check, thatch, tug test, disease/pest scouting) and submit a treatment plan with milestones for recovery. (Pic 15)



**18. White Bluff Rd:** Turf in the ROWs remains weedy and browning. Please confirm current weed control program (products and timing) and whether fertilization is being applied to restore vigor and color. If not already in place, recommend implementing a selective post-emergent herbicide plan and a balanced fertilizer application, and provide an expected recovery timeline. (Pic 18)



**16. Amenities Center:** There is a broken limb in one of the trees in front of the parking area. Please have the crew address this branch during the structural pruning. (Pic 16)



**19. White Bluff – Utility Area:** During my visit, I observed that one of the components was positioned outside of the electrical box. Board, are you aware of any recent work being performed in this area? If not, we may need to follow up with the telecommunications team to ensure the component is properly secured and repaired if necessary. (Pic 19>)



**17. White Bluff Road – Washout Repair:** This is still ongoing. 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. This will just make mowing the area that much more complicated if not repaired. (Pic 17>)

# White Bluff Rd



Tab 3



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# verandahs1

Date: Mar 24, 2026 11:19 am  
Inspector: Chris War

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 Mar 24, 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	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14	S- North of Southbridge	Pass										
15	S- North of zone 14	Pass										
16	R- Near lake	Pass										
17	S- Near controller	Pass										
18	R- South of controller	Pass										
19	S- North of gate	Pass										
20	R&S- At exit gate	Pass										
21	S- Exit side by SR 52	Pass										
22	S- Northeast side on Luftburrow	Pass										
23	S- Luftburrow and Jillian Circle	Pass										
24	R- North end of Luftburrow	Pass										
25	R- Center of Luftburrow	Pass										
Replace one rotor												
26	R- South end of Luftburrow	Pass										
Replaced one rotor												
27		Pass										
28		Pass										
29		Pass										
30		Pass										
31		Pass										
32		Pass										
33		Pass										
34		Pass										
35		Pass										
36		Pass										
37		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
38		Pass										
39		Pass										
40		Pass										

**Zone #1 - 03-24-26 11:20 am CDT**



**Zone #2 - 03-24-26 11:21 am CDT**



**Zone #3 - 03-24-26 11:24 am CDT**



**Zone #4 - 03-24-26 11:25 am CDT**



**Zone #5 - 03-24-26 11:26 am CDT**



**Zone #6 - 03-24-26 11:30 am CDT**



**Zone #7 - 03-24-26 11:30 am CDT**



**Zone #8 - 03-24-26 11:32 am CDT**



**Zone #9 - 03-24-26 11:33 am CDT**



**Zone #10 - 03-24-26 11:33 am CDT**



**Zone #11 - 03-24-26 11:35 am CDT**



**Zone #12 - 03-24-26 11:37 am CDT**



**Zone #13 - 03-24-26 11:38 am CDT**



**Zone #14 - 03-24-26 11:39 am CDT**



**Zone #15 - 03-24-26 11:40 am CDT**



**Zone #16 - 03-24-26 11:41 am CDT**



**Zone #17 - 03-24-26 11:43 am CDT**



**Zone #18 - 03-24-26 11:44 am CDT**



**Zone #19 - 03-24-26 11:45 am CDT**



**Zone #20 - 03-24-26 11:46 am CDT**



**Zone #21 - 03-24-26 11:50 am CDT**



**Zone #22 - 03-24-26 12:19 pm CDT**



**Zone #24 - 03-24-26 12:03 pm CDT**



**Zone #25 - 03-24-26 12:08 pm CDT**



**Zone #26 - 03-24-26 12:06 pm CDT**



**Zone #26 - 03-24-26 12:13 pm CDT**





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# verandahs2

Date: Mar 24, 2026 12:37 pm  
Inspector: Chris War

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 Mar 24, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

Notes
Clock was off upon arrival
Minor Adjustments, Clock working with good coverage upon leaving.

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	S- North across from clubhouse	Pass										
2	S- Across from clubhouse	Pass										
3	R- Across from clubhouse	Pass										
4	R- South end of field	Pass										
5	R- West side of field	Pass										
6	R- North end of field	Pass										
7	R- Around clubhouse	Pass										
8	R- Around pool	Pass										
9	S- Clubhouse	Pass										
10	R- Island in front of clubhouse	Pass										
11	R- South of controller	Pass										
12	S- By controller	Pass										
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										
Replaced one nozzle												
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 - 03-24-26 12:38 pm CDT**



**Zone #2 - 03-24-26 12:40 pm CDT**



**Zone #3 - 03-24-26 12:40 pm CDT**



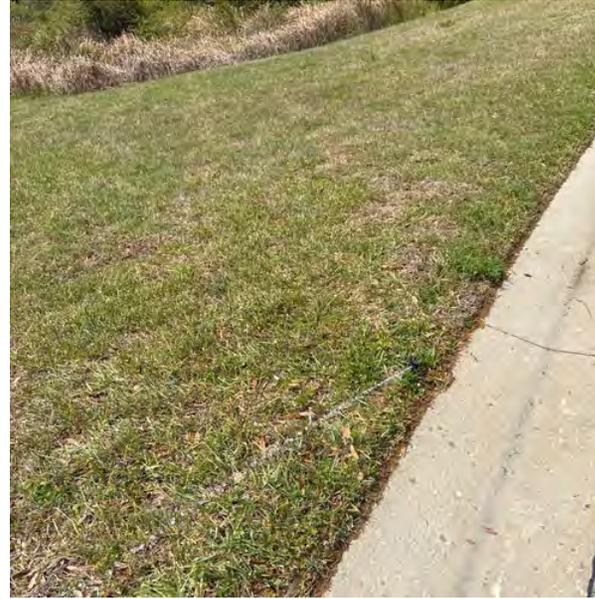
**Zone #4 - 03-24-26 12:42 pm CDT**



**Zone #5 - 03-24-26 12:43 pm CDT**



**Zone #6 - 03-24-26 12:43 pm CDT**



**Zone #7 - 03-24-26 12:45 pm CDT**



**Zone #8 - 03-24-26 12:46 pm CDT**



**Zone #9 - 03-24-26 12:48 pm CDT**



**Zone #10 - 03-24-26 12:49 pm CDT**



**Zone #11 - 03-24-26 12:50 pm CDT**



**Zone #12 - 03-24-26 12:51 pm CDT**



**Zone #13 - 03-24-26 12:54 pm CDT**



**Zone #14 - 03-24-26 12:55 pm CDT**



**Zone #15 - 03-24-26 12:58 pm CDT**



**Zone #16 - 03-24-26 1:02 pm CDT**



**Zone #17 - 03-24-26 1:02 pm CDT**



**Zone #18 - 03-24-26 1:03 pm CDT**



**Zone #19 - 03-24-26 1:06 pm CDT**



**Zone #20 - 03-24-26 1:10 pm CDT**



**Zone #21 - 03-24-26 1:13 pm CDT**





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# verandas3

Date: Mar 24, 2026 1:31 pm  
Inspector: Chris War

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 Mar 24, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

Notes
All zones work fine

	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 - 03-24-26 1:32 pm CDT**



**Zone #2 - 03-24-26 1:33 pm CDT**

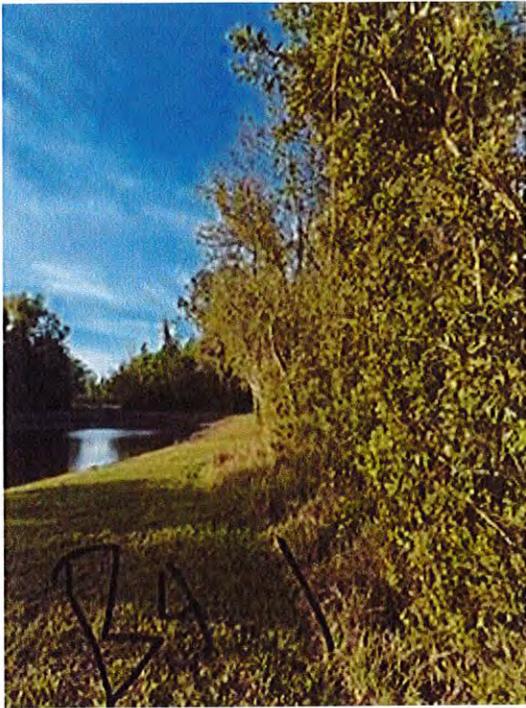


**Zone #3 - 03-24-26 1:33 pm CDT**

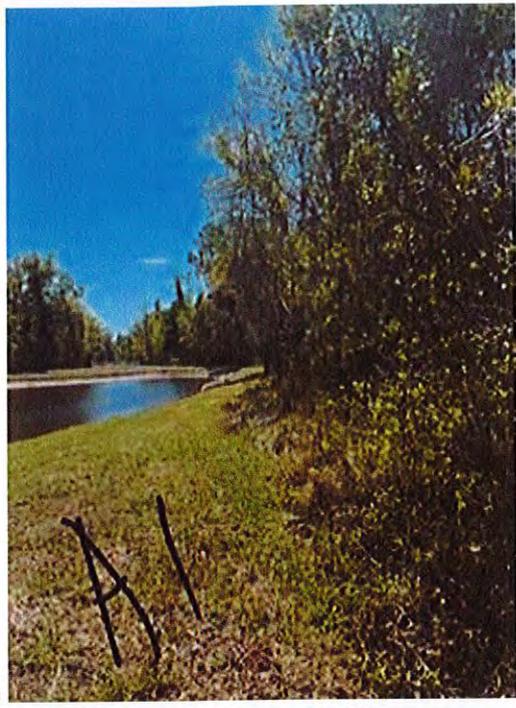


Tab 4

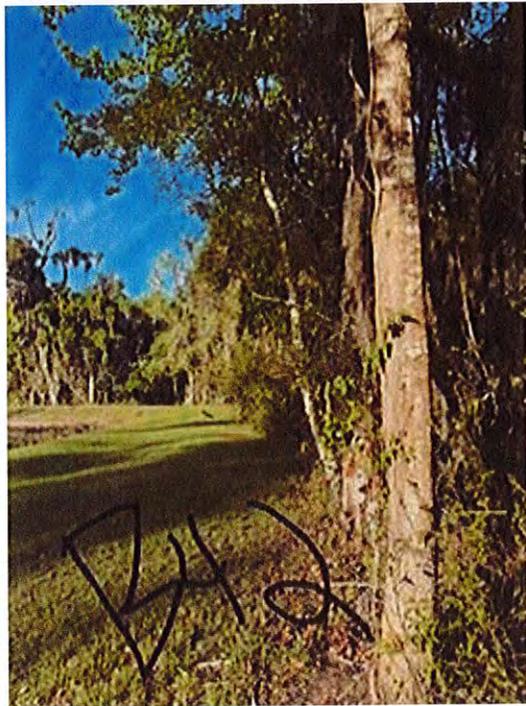
March 2026 Before and After Pics



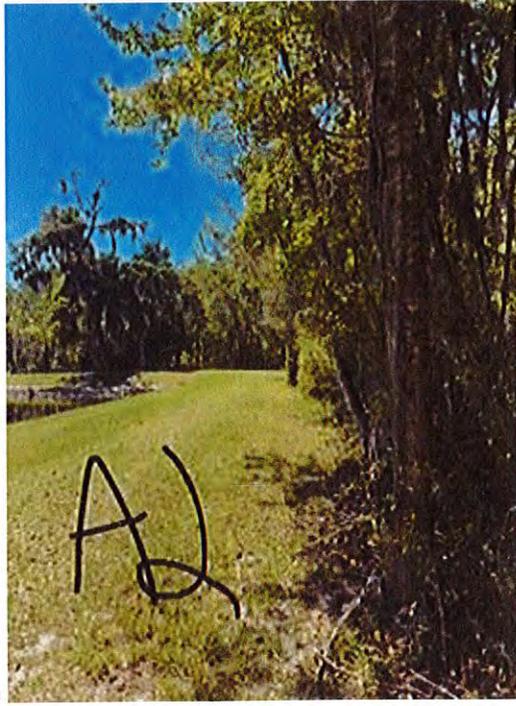
Before



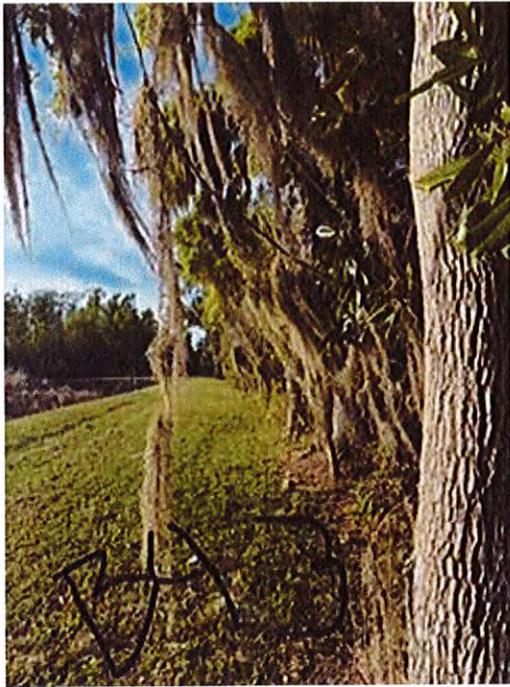
After



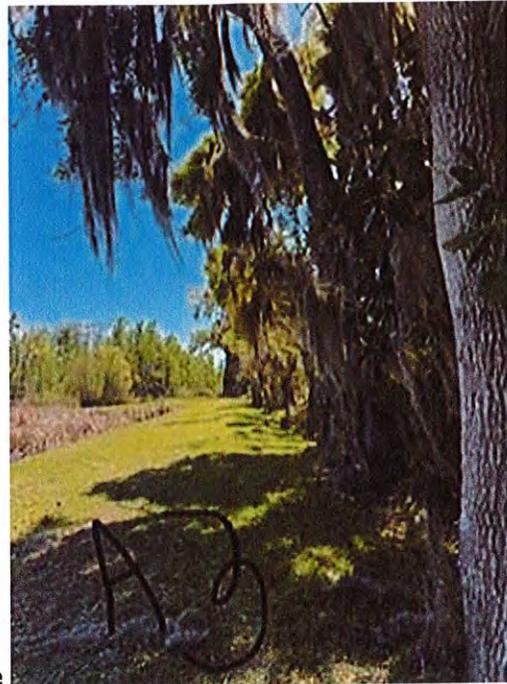
Before



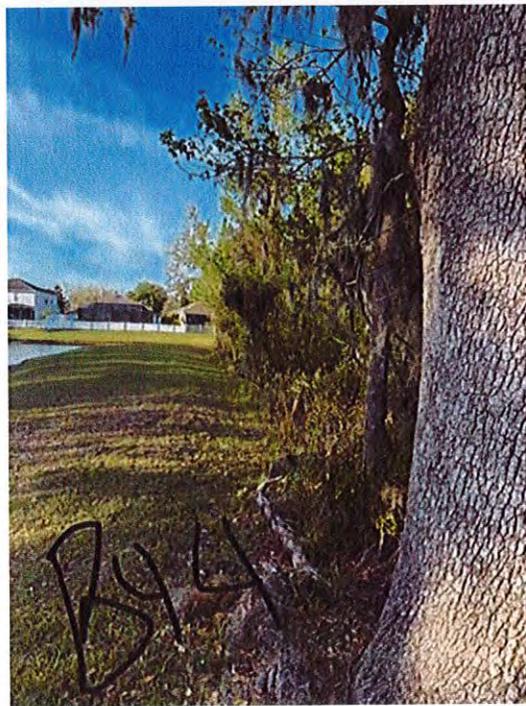
After



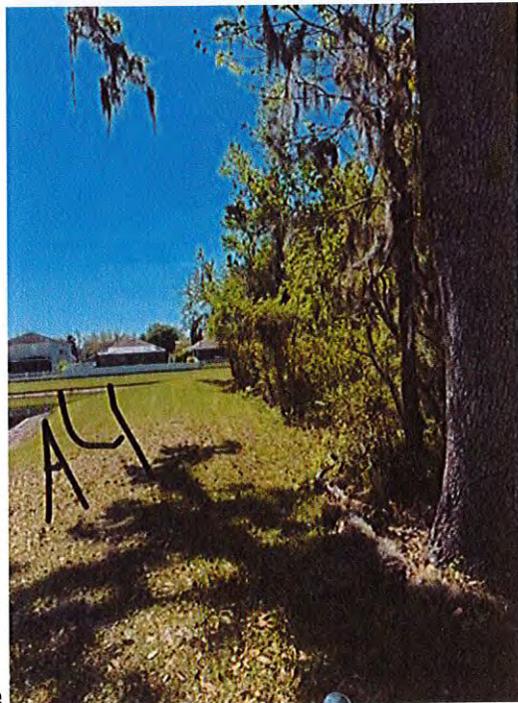
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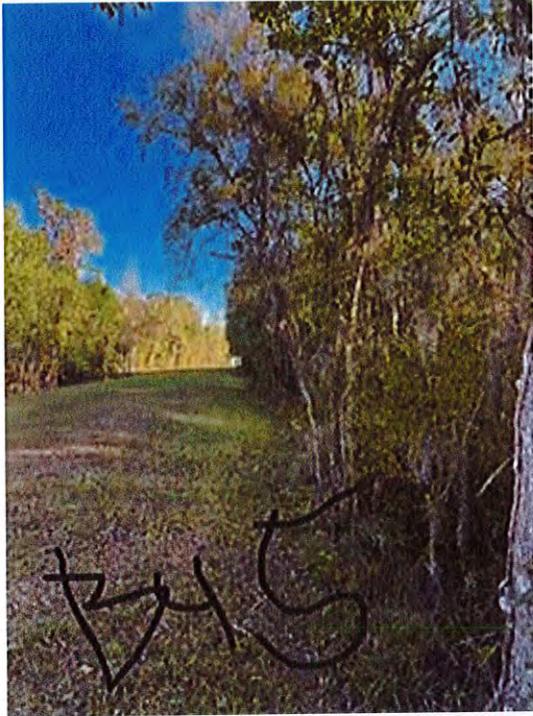
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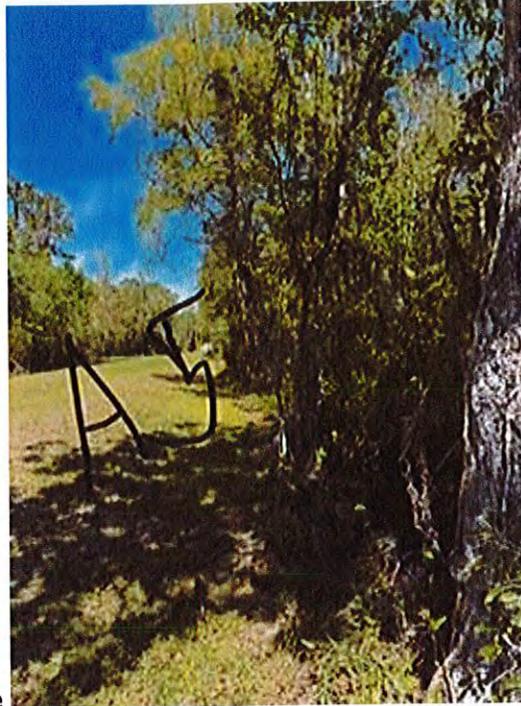
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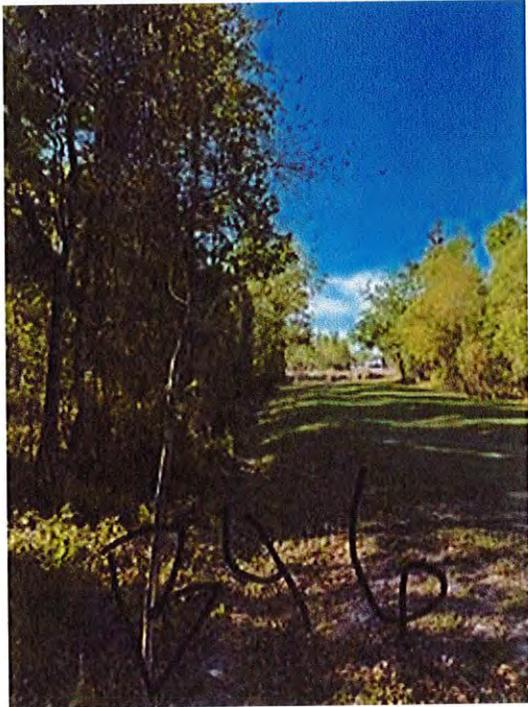
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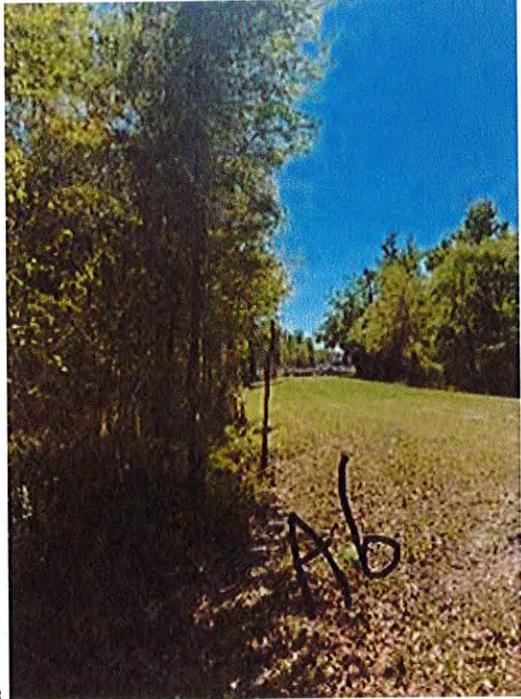
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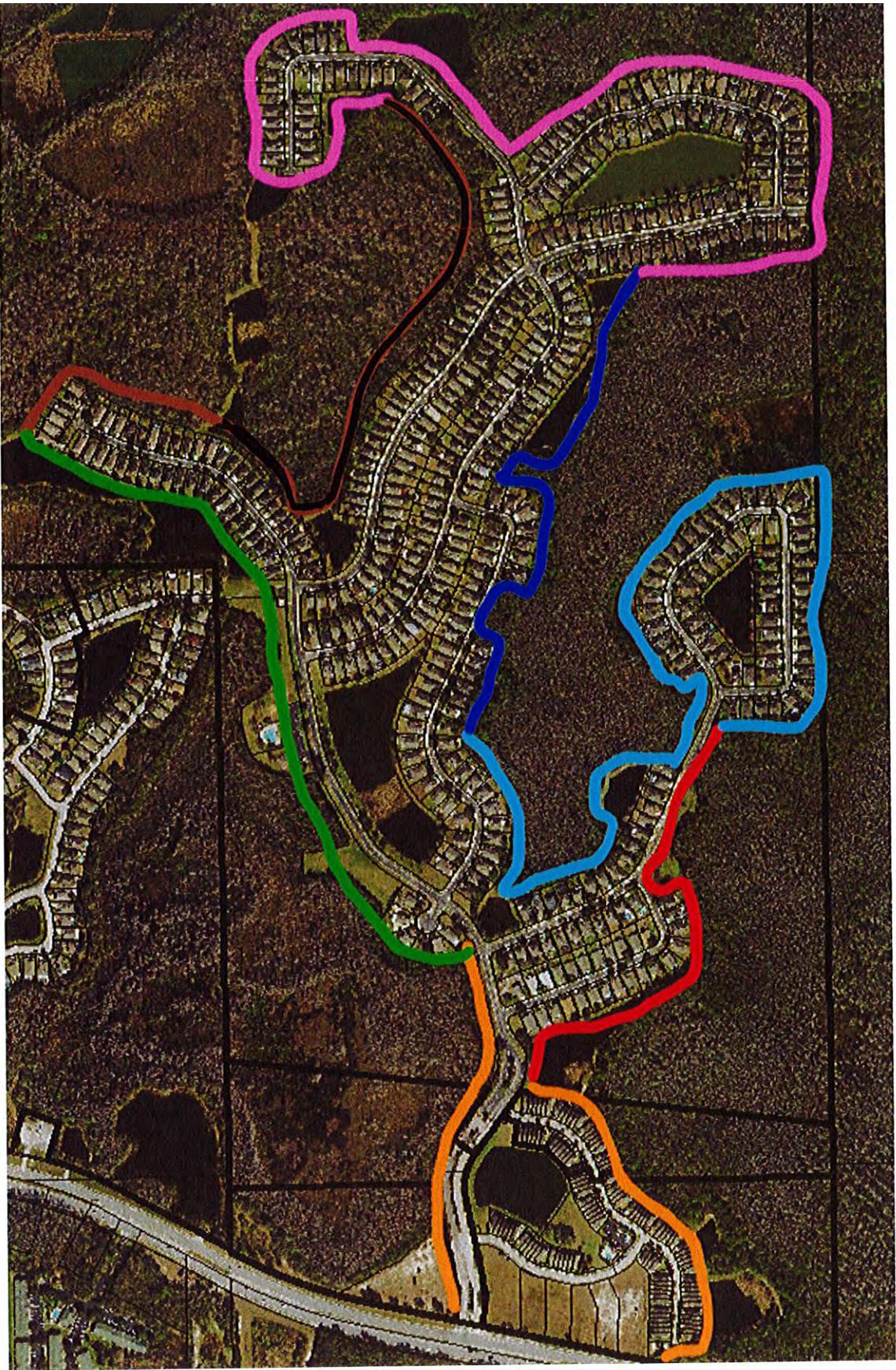
After



Before



After



March 2026

Tab 5

## 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**

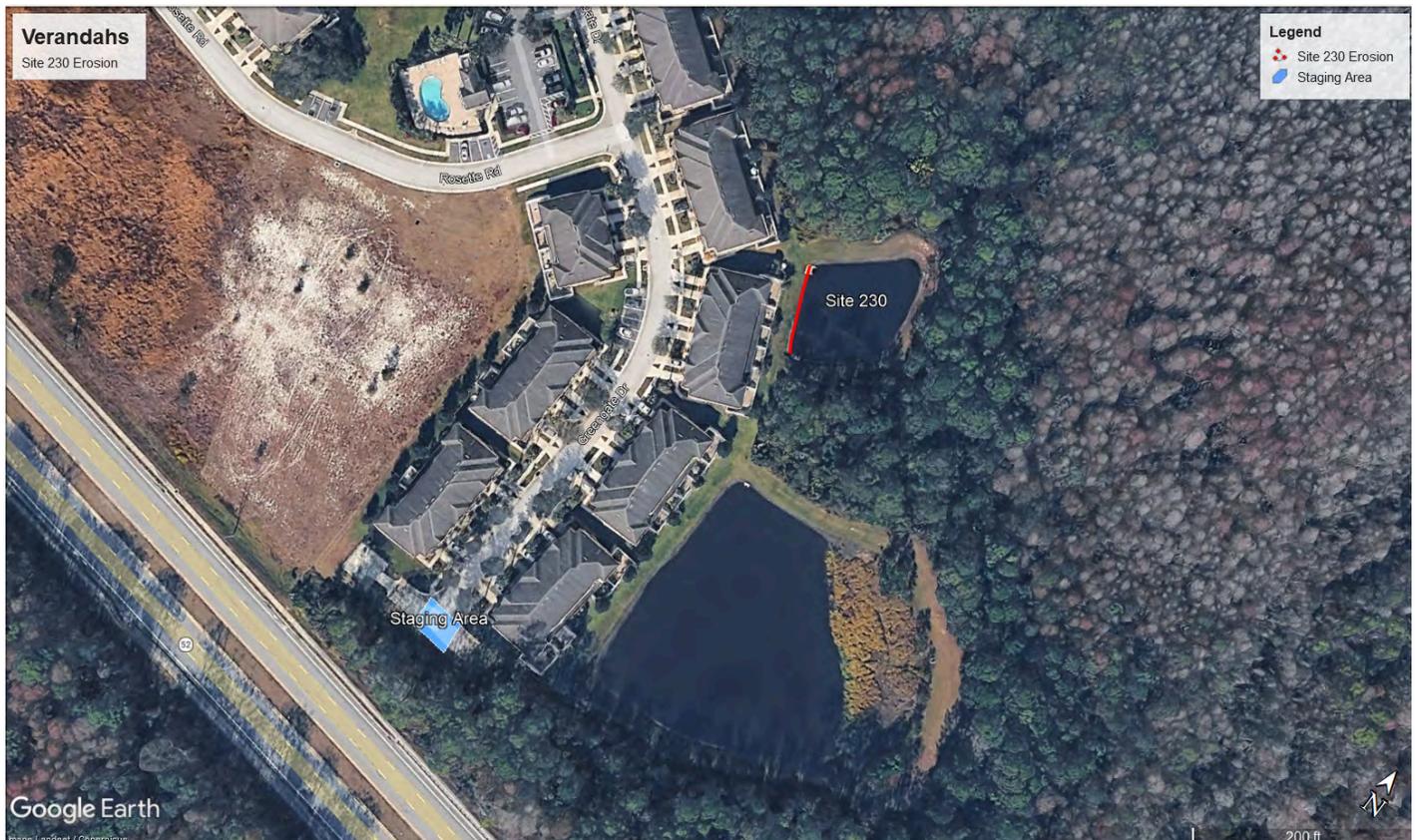
PROJECT SUMMARY: SOLitude will use a mini excavator to pull out the washed in sediment at Site 230 (86.1 linear feet). Sediment will be used to repair the eroded areas of the bank and install felt and a 3 foot row of 6-12" rip rap. (Area is marked in red on the attached map)

#### **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 6

Operations Report -March 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**

- 3/1/2026: D. Sarca Baby Shower
- 3/3/2026: Verandah's Board Meeting
- 3/4/2026: Kelly Bernard Work Event
- 3/5/2026: Men's Bible Study
- 3/7/2026: Amanda Laing Birthday Party
- 3/11/2026: Townhouse HOA Meeting
- 3/12/2026: Men's Bible Study
- 3/16/2026 :CCR Meeting
- 3/17/2026: ACC Meeting
- 3/19/2026: Men's Bible Study
- 3/24/2026: Verandah's HOA Meeting
- 3/26/2026: Men's Bible Study

- **Resident Payment Log:**

- Clubhouse Rental: B. Rooney

- **Debit Card Reimbursement**

- Amazon: \$14.99 Monthly Subscription
- Amazon :\$19.99
- Total: \$34.98

- **Suggestions/ Concerns:**

- Nothing at this time.

Tab 7



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Meeting:**  
May 5th, 2026  
@ 6:30 PM

April 7

**District  
Manager's  
Report**

**2026**

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<u>FINANCIAL SUMMARY</u>	2/28/2026
General Fund Cash & Investment Balance:	\$722,653
Reserve Fund Cash & Investment Balance:	\$320,787
Debt Service Fund Investment Balance:	\$395,995
<b>Total Cash and Investment Balances:</b>	<b>\$1,439,435</b>
<b>General Fund Expense Variance:</b>	<b>\$4,562 Over Budget</b>

Tab 8

Good afternoon Sean,

Attached please find the holiday lighting proposal for The Verandahs. Please note that we can exchange any of the warm white lights for solid color or multi-colored lights at no additional cost - provided that the holiday lighting is booked by July 1st, 2026. Changes to colors made after this point would likely incur additional costs - as I am no longer offered "Early Buy" discounts from my distributor.

Please let me know if you or the board have any questions. We look forward to lighting up The Verandahs this holiday season.

Warm Regards,

Jeb Bennett

✦ JEB BENNETT ✦

OWNER & SALES DIRECTOR

PHONE: 561 - 329 - 3356

*Where Holiday Magic Comes To Life!*

WEB: [FESTIVEGLOWLIGHTING.COM](http://FESTIVEGLOWLIGHTING.COM)

✦ CONNECT WITH US:



Checks payable to: Festive Glow

6333 SW 46th Drive Gainesville, FL. 32608

Phone: (352) 827- XMAS (9627)

Website: [FestiveGlowLighting.com](http://FestiveGlowLighting.com)



Residential • Commercial • Community  
Supplies • Installation • Removal  
Email: [FestiveGlow@outlook.com](mailto:FestiveGlow@outlook.com)

Customer: The Verandahs CDD- Attn: Sean Craft Date: 03 / 28 / 2026  
Address: 3434 Colwell Avenue, Suite 200 City: Tampa Zip: 33614  
Phone W: 813-994-1001 Ext. 7858 E-mail: [scraft@rizzetta.com](mailto:scraft@rizzetta.com)

## The Verandahs CDD - 2026 Holiday Lighting Proposal

### Main Entrance Sign Center Median - Chenwood Avenue & SR 52 → \$1,905.00

- 36" Wreath lit with WW LED mini-Lights adorned with UV protected Red/Gold bow canvas bows (4 total → 2 per side; one on each pillar (both sides) = \$1,000.00
- C9 Warm White LED bulbs - on top of sign (both sides) & circumferential top rim of stone columns - \$585.00
- Warm White LED mini lights on small bushes in front of entrance sign (bushes on both sides) - \$320.00 (\$160.00/per side)



### Center Median Bushes & Trees (Close to Sign) → \$1,800.00

- Bushes (shown in blue) wrapped with warm white LED mini lights (on both sides of tree) - \$200.00
- Bushes (shown in yellow) wrapped with warm white LED mini lights (circumferential base around willow) - \$280.00
- Medium canopy tree wrapped with **TWINKLING** warm white LED mini lights (shown in red) - \$360.00
- Large canopy tree wrapped with **TWINKLING** warm white LED mini lights (shown in green) - \$960.00



Center Median Bushes and Trees (Back of Center Median) → \$1,040.00

- Bushes in back of the center median (shown in pink;) around two crepe myrtles to be wrapped with warm white LED mini lights - \$1,040



Entrance Bushes (on Right when entering community) → \$1,920.00; with optional additions = \$2,800.00

- Bushes (shown in purple) wrapped in warm white LED mini lights – \$1,920.00
- *Optional* - Trunk wrap three trees with **TWINKLING** warm white LED mini lights (shown in yellow) – \$200.00/tree \* 3 trees - \$600.00
- *Optional* - Small bushes in front of three trees wrapped with warm white LED mini lights (shown in blue) - \$280.00



Exit Bushes and Trees (on Right when exiting community) → \$1,760.00; with optional additions = \$2,640.00

- Bushes (shown in orange) wrapped in warm white LED mini lights – \$1,760.00
- *Optional* - Trunk wrap three trees with **TWINKLING** warm white LED mini lights (shown in teal) – \$200.00/tree \* 3 trees - \$600.00
- *Optional* - Small bushes in front of three trees wrapped with warm white LED mini lights (shown in pink) - \$280.00



**Proposal A Total Cost - ~~\$8,425.00~~**

**\$7,500.00**

**\*Based on three-year agreement if booked by July 1<sup>st</sup>,2026**

**\*Includes Scope of work performed by community in previous years**

**Proposal B Total Cost (with Optional Additions) - ~~\$10,185.00~~**

**\$9,200.00**

**\*Based on three-year agreement if booked by July 1<sup>st</sup>,2026**

**\*Price includes design, lease of products, installation, removal, and storage**

**\*Customer responsible for providing adequate power supply**

Warm White lights may be exchanged for color or multi-colored lights on any bush or tree for NO Additional charge.

**From:** Tim Gay <[timgay@hotmail.com](mailto:timgay@hotmail.com)>  
**Sent:** Thursday, March 26, 2026 6:04 PM  
**To:** Sean Craft <[SCraft@rizzetta.com](mailto:SCraft@rizzetta.com)>  
**Subject:** Re: [EXTERNAL]Re: Verandahs - Holiday Lights Proposal - following up

Sean,

I've attached the proposal for The Verandah's CDD Holiday Lighting. I've itemized each item so the board can have complete flexibility as to what they want and what works with their budget. A couple of points of interest:

1. I've included lights in the Oak trees. Again, this is itemized and simply can be excluded if they choose, but these trees would look excellent with mini lights. Note: there are numerous other options that we could include with the oak trees (Meteor lights, Starburst, Color changing lights, etc). I'd be happy to update the quote if they are interested. For now, I kept the option with the most basic approach of warm white, LED mini lights.
2. All of the shrubs have been itemized.
3. I noticed in the videos I received that they had some color (lights) mixed in. We can change the proposal to include colored lights if they want. There would be no change in price we would just need to meet and agree to where they might want color or not.

After reviewing, please let me know if there are any questions.

Thank you for the opportunity as it's greatly appreciated.

Tim Gay

Illuminations Holiday Lighting  
(813) 334-4827

**ILLUMINATIONS HOLIDAY LIGHTING**

**Proposal**

8606 Herons Cove Pl  
 Tampa, FL 33647  
 Tim Gay (813) 334-4827

**TO:**

The Verandahs CDD  
 5844 Old Pasco Rd  
 Wesley Chapel, FL 33544  
 attn: Bryan Radcliff (813) 933-5571

JOB DESCRIPTION
Holiday Lighting and Decoration of Verandah Community Entrance

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
<b>Center Median</b>	
Install warm white, LED C9s across top of entrance sign	\$1,850.00
Install warm white, LED C9s outlining the Verandah "signage"	
Install wreaths (4) with lights and bow on columns of entrance sign	
Install warm white, LED mini lights on shrubs at front end of center median	\$1,200.00
Install green C9 lights on the tops of two ligustrums behind entrance sign	\$1,300.00
Install warm white, LED mini lights on shrubs at back end of center median	\$1,500.00
<b>Entrance / Exit</b>	
Install warm white, LED net lighting on upper shrubs (Entrance)	2,500.00
Install warm white, mini lights on lower shrubs (Entrance)	550.00
Install warm white, LED net lighting on upper shrubs (Exit)	2,500.00
Install warm white, mini lights on lower shrubs (Exit)	550.00
Install warm white, mini lights on 3 oak trees (6 Total - 3 Entrance / 3 Exit)	3,000.00
50% Deposit required	
<b>TOTAL ESTIMATED JOB COST</b>	<b>TBD</b>

- \* Price includes rental of materials, lift, labor, installation, service and removal.
- \* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
- \* Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.
- \* Assumes adequate power available. If additional power needed Verandahs CDD responsible for providing.
- \* Please note: Loss of material due to theft or vandalism is reimbursable at cost
- \* Remaining balance of project due upon receipt of invoice after installation.
- \* Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

Tim Gay  
 \_\_\_\_\_  
 PREPARED BY

3/26/2026  
 \_\_\_\_\_  
 DATE

\_\_\_\_\_  
 AUTHORIZED SIGNATURE FOR VERANDAHS CDD

\_\_\_\_\_  
 DATE

**CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of The Verandahs CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.**

Tab 9

**MINUTES OF MEETING**

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

**THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of The Verandahs Community Development District was held on **Tuesday, March 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 (via call)</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>
Kyle Wilson	<b>Representative, Solitude Aquatics</b>
Emalina Robinson	<b>Representative, Solitude Aquatics</b>

Audience	Not Present
----------	-------------

**FIRST ORDER OF BUSINESS    Call To Order**

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

**SECOND ORDER OF BUSINESS                    Audience Comments**

There was no audience present for comments.

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**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Solitude**

The Board reviewed the aquatic report and tabled the proposals for both the rip rap as well as the sock at site 230 until the April Meeting.

**B. Landscape Inspection Specialist**

The Board reviewed the landscape inspection report and tabled the proposal to replace the plant materials damaged by the February freeze in the amount of \$12,656.00 until the April meeting. Red Tree will be making hard cutbacks in the month of March and revise the proposal once the cutbacks have been completed.

**C. Red Tree**

**i. Consideration of Proposal for Structural Elevation and Center Pruning of Hardwood Trees**

On a motion by Mr. Basinger, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved the proposal for structural elevation and center pruning of hardwood trees from Red Tree in the amount \$6,650.00, for The Verandahs Community Development District.

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**ii. Review of Irrigation Report**

The Board reviewed the report.

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

The Board reviewed the report.

**E. District Counsel**

Ms. Hopkinson stated that she will send a letter to the Townhomes HOA informing them that the CDD will make repairs to site 230, however, future repairs at this location will be the responsibility of the HOA to address.

**F. District Engineer**

The Board directed Mr. Ethier to review site 230, make recommendations, and provide revised proposals at the April meeting.

**G. Clubhouse Manager**

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

Ms. Thomson reviewed her report with the Board. Ms. Hopkinson stated that she will send a letter to the HOA informing them that the Clubhouse Manager is not going to be using CDD funds to purchase Easter eggs for an event being sponsored by the HOA.

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**H. District Manager**

Mr. Craft reviewed the District Manager’s report and informed the Board that the next meeting is scheduled for Tuesday, April 7, 2026, at 6:30 pm at The Verandahs Clubhouse, located at 12375 Chenwood Ave, Hudson, FL 34669.

Mr. Craft also reviewed the Website Compliance Audit Report with the Board stating that there were no negative findings.

**FOURTH ORDER OF BUSINESS**                      **Consideration of Holiday Lights Proposals**

These proposals were tabled until the April meeting.

**FIFTH ORDER OF BUSINESS**                      **Consideration of Minutes of Board of Supervisors’ Regular Meeting held on February 3, 2026**

On a motion by Ms. Nesheiwat, and seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors’ Regular Meeting held on February 3, 2026, as presented, for The Verandahs Community Development District.

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**SIXTH ORDER OF BUSINESS**                      **Consideration of Minutes of Board of Supervisors’ Ethics Workshop Meeting held on February 3, 2026**

On a motion by Mr. Basinger, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors’ Ethics Workshop Meeting held on February 3, 2026, as presented, for The Verandahs Community Development District.

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**SEVENTH ORDER OF BUSINESS**                      **Consideration of Operation and Maintenance Expenditures for January 2026**

On a motion by Ms. Nesheiwat and seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for January 2026, totaling \$61,696.83, as presented, for The Verandahs Community Development District.

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**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no requests made at this time.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

On a motion by Mr. Basinger, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors adjourned the meeting at 7:42 p.m., for The Verandahs Community Development District.

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

\_\_\_\_\_  
Chair/Vice Chair

Tab 10



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Secretary/Assistant Secretary

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Chair/Vice Chair

DRAFT

Tab 11

# 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 February 2026 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:    **\$35,868.06**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# The Verandahs Community Development District

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brenton A. Basinger	300350	BB020326-266	Board of Supervisors Meeting 02/03/26	\$ 200.00
Brenton A. Basinger	300351	BB020326Ethics-266	Board of Supervisors Meeting 02/03/26	\$ 200.00
Dewberry Engineers, Inc.	300347	22477638	Engineering Services 12/25	\$ 615.00
Digital South Communications, Inc.	300348	593527401	Phone Services 02/26	\$ 41.73
Frontier Communications of FL	20260219-1	72785677730731195-012526	Internet Services 02/26	\$ 181.99
High Trim, LLC	300341	6815	Tree Services 02/26	\$ 2,370.00
Pasco County Utilities	20200204-1	23766958	Water Services 12/25	\$ 75.80
Pest Sheild of St. Petersburg, Inc.	300365	7635048	Pest Control 02/26	\$ 90.00
RedTree Landscape Systems, LLC	300342	33010	Landscape Maintenance 02/26	\$ 10,350.00
RedTree Landscape Systems, LLC	300343	33072	Irrigation Repair 02/26	\$ 23.50
RedTree Landscape Systems, LLC	300343	33074	Irrigation Repair 02/26	\$ 45.75
RedTree Landscape Systems, LLC	300343	33099	Irrigation Repair 02/26	\$ 130.00

# The Verandahs Community Development District

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 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	300344	33100	Irrigation Repair 01/26	\$ 75.75
RedTree Landscape Systems, LLC	300344	33122	Irrigation Repair 01/26	\$ 103.75
RedTree Landscape Systems, LLC	300344	33142	Irrigation Repair 01/26	\$ 44.50
RedTree Landscape Systems, LLC	300346	33144	Irrigation Repair 01/26	\$ 310.27
RedTree Landscape Systems, LLC	300344	33147	Irrigation Repair 01/26	\$ 151.02
RedTree Landscape Systems, LLC	300361	33208	Landscape Mulch 02/26	\$ 2,600.00
Rizzetta & Company, Inc.	300339	INV0000106629	Accounting Services 02/26	\$ 5,246.83
Rizzetta & Company, Inc.	300340	INV0000106743	Personnel Reimbursement 01/26	\$ 1,506.74
Rizzetta & Company, Inc.	300345	INV0000106943	Cell Phone 01/26	\$ 50.00
Rizzetta & Company, Inc.	300360	INV0000106967	Personnel Reimbursement 02/26	\$ 2,533.77
SafeTouch, LLC	300362	21347	Quarterly Monitoring 02/26	\$ 150.00
Sarah Nesheiwat	300352	SN020326-266	Board of Supervisors Meeting 02/03/26	\$ 200.00

# The Verandahs Community Development District

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sarah Nesheiwat	300353	SN020326Ethics-266	Board of Supervisors Meeting 02/03/26	\$ 200.00
Solitude Lake Management, LLC	300363	PSI239413	Pond Maintenance 02/26	\$ 1,380.00
Stanley Haupt	300354	SH020326-266	Board of Supervisors Meeting 02/03/26	\$ 200.00
Stanley Haupt	300355	SH020326Ethics-266	Board of Supervisors Meeting 02/03/26	\$ 200.00
Suncoast Rust Control, Inc.	300364	08995	Rust Control 02/26	\$ 1,250.00
Suncoast Sparkling Cleaning Service, Inc	300349	493	Janitorial Services 01/26	\$ 375.00
Thomas M. May	300356	TMay020326-266	Board of Supervisors Meeting 02/03/26	\$ 200.00
Thomas M. May	300357	TMay020326Ethics-266	Board of Supervisors Meeting 02/03/26	\$ 200.00
Tracy E. Mayle	300358	TM020326-266	Board of Supervisors Meeting 02/03/26	\$ 200.00
Tracy E. Mayle	300359	TMay020326Ethics-266	Board of Supervisors Meeting 02/03/26	\$ 200.00
Valley National Bank	20260226-1	CC013126-266	Credit Card Expenses 01/26	\$ 123.16
Withlacoochee River Electric Cooperative, Inc.	20260206-1	1573431-012126	Electric Services 01/26	\$ 515.92

# The Verandahs Community Development District

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	20260206-1	1573432-012126	Electric Services 01/26	\$ 3,262.19
Withlacoochee River Electric Cooperative, Inc.	20260206-1	1573433-012126	Electric Services 01/26	\$ 50.92
Withlacoochee River Electric Cooperative, Inc.	20260206-1	2026777-012126	Electric Services 01/26	\$ 43.33
Withlacoochee River Electric Cooperative, Inc.	20260206-1	2095489-012126	Electric Services 01/26	<u>\$ 171.14</u>
<b>Report Totals</b>				<b><u>\$ 35,868.06</u></b>



**The Verandahs CDD - Ethics Workshop (Part 1)**

Meeting Date: February 3, 2026

**SUPERVISOR PAY REQUEST**

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

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

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	7:37
Meeting End Time:	8:30
Total Meeting Time:	:53

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: Regan Goff

**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

January 26, 2026  
Project No: 50190473.000  
Invoice No: 22477638  
Due Date: February 25, 2026  
Project Manager SCOTT ETHIER

Project 50190473.000 Verandahs CDD FY26 Gen Engineering

**Professional Services from November 29, 2025 to December 26, 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	1.50	140.00	210.00	
Totals	3.00		615.00	
<b>Total Labor</b>				<b>615.00</b>
		<b>Total this Phase</b>		<b>615.00</b>

**Billings to Date**

	<b>Current</b>	<b>Prior</b>	<b>Total</b>	
Labor	615.00	1,225.00	1,840.00	
<b>Totals</b>	<b>615.00</b>	<b>1,225.00</b>	<b>1,840.00</b>	
		<b>Total Invoice Amount Due</b>		<b>615.00</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, January 23, 2026

002 - Dewberry Engineers Inc.

Invoice 22477638 Dated 01/26/2026

10:52:44 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	12/02/2025		1.50	270.00	405.00	
<b>Monthly Board meeting.</b>						
ENGINEER II						
1137 - Gerstenfeld, Elana	12/02/2025		1.50	140.00	210.00	
<b>Board Meeting</b>						
	Totals		3.00		615.00	
	<b>Total Labor</b>					<b>615.00</b>
					<b>Total this Phase</b>	<b>615.00</b>
					<b>Total this Project</b>	<b>615.00</b>
					<b>Total this Report</b>	<b>615.00</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
593527401	02/01/2026	\$41.73	02/22/2026	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	2.66	2.66
	<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	4.10	4.10
	<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

## Ways to pay



[View and pay](#)

SUBTOTAL	41.73
TAX	0.00
TOTAL	41.73
BALANCE DUE	<b>\$41.73</b>



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.**

3350007278567773073119000000000000000181995



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**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**

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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)





# INVOICE #6815

ISSUED:

02/02/2026

DUE:

02/02/2026

**RECIPIENT:**

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

3434 Colwell Ave. Suite 200  
Tampa, FL 33614

**SENDER:**

**High Trim LLC**

15036 U.S. 19 N  
Hudson, Florida 34667

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*



# INVOICE #6815

ISSUED:

02/02/2026

DUE:

02/02/2026

\* 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.

**Total**

**\$2,370.00**

[Pay Now](#)



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

LAND O' LAKES (813) 235-6012  
 NEW PORT RICHEY (727) 847-8131  
 DADE CITY (352) 521-4285

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

1 0 1  
 05-46125

VERANDAHS CDD

Service Address: **12375 CHENWOOD AVENUE**  
 Bill Number: 23766958  
 Billing Date: 1/15/2026  
 Billing Period: 11/20/2025 to 12/18/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	18021429	11/20/2025	0	12/18/2025	0	28	0

Usage History

Month	Usage
December 2025	0
November 2025	1
October 2025	0
September 2025	6
August 2025	0
July 2025	1
June 2025	1
May 2025	1
April 2025	1
March 2025	1
February 2025	1
January 2025	1

Transactions

Previous Bill	85.18
Payment 12/29/25	-85.18 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	22.37
Sewer	
Sewer Base Charge	53.43
<b>Total Current Transactions</b>	75.80
<b>TOTAL BALANCE DUE</b>	<b>\$75.80</b>



Please return this portion with payment

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

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

Account # 1004775  
 Customer # 01380112  
 Balance Forward 0.00  
 Current Transactions 75.80

<b>Total Balance Due</b>	<b>\$75.80</b>
<b>Due Date</b>	<b>2/2/2026</b>

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

**The Total Due will be electronically transferred on 02/02/2026.**

VERANDAHS CDD  
 PO BOX 32414  
 Charlotte NC 28232

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

# Service Slip/Invoice

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

**INVOICE:** 7635048  
**DATE:** 02/24/2026  
**ORDER:** 7635048



**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
02/24/2026	10:02 AM		ELIJAH_KER	
Purchase Order	Terms	Last Service	Map Code	Time Out
	COD	02/24/2026		

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.: 33010  
Terms: Due on receipt  
Invoice date: 02/01/2026  
Due date: 02/01/2026

#	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.: 33072  
Terms: Due on receipt  
Invoice date: 02/02/2026  
Due date: 02/02/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 1.7.26  Repaired a cut drip line in two different places on zone 26.			
2.		<b>Sales</b>	Drip coupling	4	\$0.50	\$2.00
3.		<b>Sales</b>	drip pipe	2	\$1.00	\$2.00
4.		<b>Sales</b>	labor-technician	0.3	\$65.00	\$19.50
<b>Total</b>						<b>\$23.50</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.: 33074  
Terms: Due on receipt  
Invoice date: 02/02/2026  
Due date: 02/02/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 1.7.26  Repairs to zone 24.			
2.		<b>Sales</b>	4" rotor	1	\$25.00	\$25.00
3.		<b>Sales</b>	3/4"x1/2" poly nipple	1	\$1.25	\$1.25
4.		<b>Sales</b>	labor-technician	0.3	\$65.00	\$19.50
					<b>Total</b>	<b>\$45.75</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.: 33099  
Terms: Due on receipt  
Invoice date: 02/03/2026  
Due date: 02/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Sales</b>	Irrigation repairs were performed as follows on 1.7.26  Had to track zone 9 stuck on at the clubhouse timer. The controller was open all the way; we turned it down, and it worked.	2	\$65.00	\$130.00
					<b>Total</b>	<b>\$130.00</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.: 33100  
Terms: Due on receipt  
Invoice date: 02/03/2026  
Due date: 02/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 1.12.26  Tracked zone 18 and clubhouse timer tested, and it was working correctly.			
2.		<b>Sales</b>	DRY Connector	2	\$6.30	\$12.60
3.		<b>Sales</b>	nozzle	5	\$2.88	\$14.40
4.		<b>Sales</b>	labor-technician	0.75	\$65.00	\$48.75
<b>Total</b>						<b>\$75.75</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.: 33122  
Terms: Due on receipt  
Invoice date: 02/03/2026  
Due date: 02/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 1.7.26  Repaired a bad solenoid on zone 10.			
2.		<b>Sales</b>	solenoid	1	\$84.25	\$84.25
3.		<b>Sales</b>	labor-technician	0.3	\$65.00	\$19.50
					<b>Total</b>	<b>\$103.75</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.: 33142  
Terms: Due on receipt  
Invoice date: 02/04/2026  
Due date: 02/04/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 1.8.26  Replaced a broken rotor on zone 26.			
2.		<b>Sales</b>	4" rotor	1	\$25.00	\$25.00
3.		<b>Sales</b>	labor-technician	0.3	\$65.00	\$19.50
					<b>Total</b>	<b>\$44.50</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.: 33144  
Terms: Due on receipt  
Invoice date: 02/04/2026  
Due date: 02/04/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 1.8.26  Timer 1 Repairs made on zone 24, tracked and replaced two bad solenoids, and replaced 2 broken rotors.			
2.		<b>Sales</b>	Solenoid	2	\$84.25	\$168.50
3.		<b>Sales</b>	DRY connectors	4	\$2.63	\$10.52
4.		<b>Sales</b>	4" rotor	2	\$25.00	\$50.00
5.		<b>Sales</b>	labor-technician	1.25	\$65.00	\$81.25
					<b>Total</b>	<b>\$310.27</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.: 33147  
Terms: Due on receipt  
Invoice date: 02/04/2026  
Due date: 02/04/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 1.8.26  Clubhouse Timer Repaired two drip leaks and two broken rotors.			
2.		Sales	Drip coupling	2	\$0.50	\$1.00
3.		Sales	4" rotor	2	\$25.00	\$50.00
4.		Sales	1/2" -90	1	\$0.75	\$0.75
5.		Sales	3/4x1/2" nipple	1	\$1.77	\$1.77
6.		Sales	labor-technician	1.5	\$65.00	\$97.50
					<b>Total</b>	<b>\$151.02</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.: 33208  
Terms: Due on receipt  
Invoice date: 02/11/2026  
Due date: 02/11/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Sales</b>	Lift Station and tree ring mulch installation:  Scope of Work: *Install (40) cubic yards of mini pine bark at the lift station and tree rings throughout CDD-owned property. *Includes all labor, materials, removal, and dumping fees.	1	\$2,600.00	\$2,600.00

---

**Total** **\$2,600.00**

---

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

**Invoice**

Date	Invoice #
2/2/2026	INV0000106629

**Bill To:**

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

Services for the month of	Terms	Client Number
February	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 #
1/30/2026	INV0000106743

**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

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

**Invoice**

Date	Invoice #
2/1/2026	INV0000106943

**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
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 #
2/13/2026	INV0000106967

**Bill To:**

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,020.83	\$1,020.83
Personnel Reimbursement	1.00	\$1,512.94	\$1,512.94
<b>Subtotal</b>			\$2,533.77
<b>Total</b>			\$2,533.77



# Invoice

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

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

<b>Installation Address</b>
Verandahs CDD 12375 Chenwood Ave Hudson FL 34669

P.O/Project ID	Date	Invoice #	Due Date	Acct #
	02/01/2026	21347	03/03/2026	7852484

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

<b>Subtotal</b>	\$150.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$150.00
<b>Balance Due</b>	\$150.00

*Securiteam is now a part of Safetouch!*



# 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: PSI239413  
 Invoice Date: 2/2/2026

**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 2/2/2026  
 Due Date 3/4/2026  
 Terms Net 30

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

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance February Billing 2/1/2026 - 2/28/2026 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**



# 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** 08995  
**Date** Feb 1, 2026  
**Terms** Net 30  
**Due date** Mar 3, 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.





CC013126-266

0 THE VERANDAHS CDD 0

ACCOUNT SUMMARY

Credit Limit \$10,000.00
Credit Available \$9,876.00
Statement Closing Date January 31, 2026
Days in Billing Cycle 31
Previous Balance \$451.99
Payments & Credits \$451.99
Purchases & Other Charges \$123.16
Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
New Balance \$123.16
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 \$123.16
Minimum Payment Due \$123.16
Payment Due Date February 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Table with columns: Tran Date, Post Date, Reference Number, Transaction Description, Amount. Includes transactions for AUTOMATIC PAYMENT - THANK YOU, AMAZON.COM\*VX3WQ58H3 SEATTLE WA, etc.

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 February 25, 2026
New Balance \$123.16
Minimum Payment Due \$123.16
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

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

31-Jan-26  
 25-Feb-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
1/3/2026	Amazon	Supplies	21.40	21.40	
1/3/2026	Amazon	Supplies	29.39	29.39	
1/4/2026	Amazon	Supplies	12.80	12.80	
1/25/2026	Amazon	Supplies	30.59	30.59	
1/29/2026	Amazon	Supplies	13.99	13.99	
1/30/2026	Amazon Prime	Monthly Subscription (January)	14.99		14.99
<b>TOTAL</b>			<b>\$ 123.16</b>	<b>\$ 108.17</b>	<b>\$ 14.99</b>
				<b>57200-4619</b>	<b>57200-4704</b>

All

Rufus

Same-Day Delivery

Medical Care

Amazon Business



Your Account > Your Orders > Order Details

# Order Details

Subscription charged on January 30, 2026

Order # D01-3923275-6512225

[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

[Manage your subscription](#)

# Order Summary

Order placed January 3, 2026    Order # 111-0240924-6215435

### Ship to

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

### Payment method

Mastercard ending in 0442

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$29.39
Shipping & Handling:	\$0.00
Total before tax:	\$29.39
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$29.39</b>

## Arriving Monday



Pendaflex File Folders, Letter Size, 8-1/2" x 11", Classic Manila, 1/3-Cut Tabs in Left, Right, Center Positions, 100 Per Box (65213)

Sold by: Amazon.com

Supplied by: Other

\$15.99

Amazon Basics Hanging Organizer File Folders for Efficient Filing, Sturdy, Adjustable Tabs, Letter Size, Pack of 25, Green

Sold by: Amazon.com

Supplied by: Other

\$13.40

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# Order Summary

Order placed January 3, 2026    Order # 111-8192998-1573839

### 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:	\$21.40
Shipping & Handling:	\$0.00
Total before tax:	\$21.40
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$21.40</b>

### Order received



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

Sold by: Amazon.com

Supplied by: Other

\$21.40

# Order Summary

Order placed January 3, 2026    Order # 111-1812092-8161002

<p><b>Ship to</b>          Frances Thomson          12405 PARCHMENT DR          HUDSON, FL 34667-2572          United States</p>	<p><b>Payment method</b>          Mastercard ending in 0442  <a href="#">View related transactions</a></p>	<p><b>Order Summary</b></p> <table border="0"> <tr><td>Item(s) Subtotal:</td><td>\$12.80</td></tr> <tr><td>Shipping &amp; Handling:</td><td>\$0.00</td></tr> <tr><td>Total before tax:</td><td>\$12.80</td></tr> <tr><td>Estimated tax to be collected:</td><td>\$0.00</td></tr> <tr><td><b>Grand Total:</b></td><td><b>\$12.80</b></td></tr> </table>	Item(s) Subtotal:	\$12.80	Shipping & Handling:	\$0.00	Total before tax:	\$12.80	Estimated tax to be collected:	\$0.00	<b>Grand Total:</b>	<b>\$12.80</b>
Item(s) Subtotal:	\$12.80											
Shipping & Handling:	\$0.00											
Total before tax:	\$12.80											
Estimated tax to be collected:	\$0.00											
<b>Grand Total:</b>	<b>\$12.80</b>											

## Arriving Monday



Amazon Brand - Happy Belly Hot Cocoa Pods Compatible with 2.0 K-Cup Brewers,  
 Salted Caramel Flavored, 24 Count  
 Sold by: Amazon.com  
 Supplied by: Other  
 \$12.80

# Order Summary

Order placed January 22, 2026    Order # 112-5272875-4594635

<b>Ship to</b>	<b>Payment method</b>	<b>Order Summary</b>	
Frances Thomson 12405 PARCHMENT DR HUDSON, FL 34667-2572 United States	Mastercard ending in 0442 <a href="#">View related transactions</a>	Item(s) Subtotal:	\$30.59
		Shipping & Handling:	\$0.00
		Total before tax:	\$30.59
		Estimated tax to be collected:	\$0.00
		<b>Grand Total:</b>	<b>\$30.59</b>

## Arriving Tuesday



TRIGHTFILTERS 18x24x1 Air Filter 4 Pack, MERV 8 Pleated Dust Defense Air Filters  
 Replacement for Air Conditioner & Furnace, Durable & Lightweight  
 Sold by: Amazon.com  
 Supplied by: Other  
 \$30.59

[Back to top](#)

# Order Summary

Order placed January 28, 2026    Order # 111-6071611-1573810

### Ship to

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

### Payment method

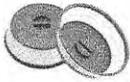
Mastercard ending in 0442

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$13.99
Shipping & Handling:	\$0.00
Total before tax:	\$13.99
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$13.99</b>

### Arriving Saturday



Galleyby Silicone Microwave Splatter Cover Dishwasher Safe - Pack of 2 Microwave Cover for food- Space Sving design 10.5 Inch BPA Free

Sold by: Deadlift Fitness

Supplied by: Other

\$13.99

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

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

Bill Date **01/21/2026**  
Amount Due **515.92**  
Current Charges Due **02/12/2026**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address PUBLIC LIGHTING  
Service Classification Public Lighting

**ELECTRIC SERVICE**

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

Comparative Usage Information

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

Previous Balance		515.92
Payment	515.92CR	
Balance Forward		0.00



1 0 3 6 5 3 8 4

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

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

Total Current Charges	515.92
Total Due	E.F.T. 515.92

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

**DO NOT PAY**  
Total amount will be electronically transferred on or after 02/06/2026.



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

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

See Reverse Side For Mailing Instructions

**Bill Date: 01/21/2026**

District: BP13

Use above space for address change ONLY.

1573431 BP13  
VERANDAHS CDD  
PO BOX 32414  
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after	02/06/2026
<b>TOTAL CHARGES DUE</b>	<b>515.92</b>
<b>DO NOT PAY</b>	

000157343100005159200005159202



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

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

Bill Date **01/21/2026**  
Amount Due **3,262.19**  
Current Charges Due **02/12/2026**

District Office Serving You  
Bayonet Point

Service Address PUBLIC LIGHTING  
Service Classification Public Lighting

See Reverse Side For More Information

**ELECTRIC SERVICE**

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

Comparative Usage Information

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

Previous Balance 3,262.19  
Payment 3,262.19CR  
Balance Forward 0.00



1 0 3 6 5 3 8 4

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

Total Current Charges 3,262.19  
Total Due E.F.T. 3,262.19

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

**DO NOT PAY**  
Total amount will be electronically transferred on or after 02/06/2026.



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

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

See Reverse Side For Mailing Instructions

**Bill Date: 01/21/2026**

District: BP13

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	<b>02/06/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>3,262.19</b>
<b>DO NOT PAY</b>	

000157343200032621900032621904



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

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

Bill Date **01/21/2026**  
Amount Due **50.92**  
Current Charges Due **02/12/2026**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/15	12942	01/16	13044				102

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jan 2026	32	3
Dec 2025	32	4
Jan 2025	34	2

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

Previous Balance 55.26  
Payment 55.26CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 102 KWH @ 0.06090 6.21  
Fuel Adjustment 102 KWH @ 0.04200 4.28  
FL Gross Receipts Tax 1.27

Total Current Charges 50.92  
Total Due E.F.T. 50.92



1 0 3 6 5 3 8 4

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**DO NOT PAY**  
Total amount will be electronically transferred on or after 02/06/2026.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 01/21/2026

District: BP13

Use above space for address change ONLY.

1573433 BP13  
VERANDAHS CDD  
PO BOX 32414  
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after	<b>02/06/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>50.92</b>
<b>DO NOT PAY</b>	

000157343300000509200000509208



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

Account Number **2026777** Cycle 13  
Meter Number 83430026  
Customer Number 10365384  
Customer Name VERANDAHS CDD

Bill Date **01/21/2026**  
Amount Due **43.33**  
Current Charges Due **02/12/2026**

District Office Serving You  
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/15	1770	01/16	1800				30

Comparative Usage Information Average kWh		
Period	Days	Per Day
Jan 2026	32	1
Dec 2025	32	1
Jan 2025	34	1

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

Previous Balance 43.44  
Payment 43.44CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 30 KWH @ 0.06090 1.83  
Fuel Adjustment 30 KWH @ 0.04200 1.26  
FL Gross Receipts Tax 1.08

Total Current Charges 43.33  
Total Due E.F.T. 43.33



1 0 3 6 5 3 8 4

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**DO NOT PAY**

Total amount will be electronically transferred on or after 02/06/2026.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 01/21/2026

District: BP13

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

Electronic Funds Transfer on or after	<b>02/06/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>43.33</b>
<b>DO NOT PAY</b>	

000202677700000433300000433300



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

Account Number **2095489** Cycle 13  
Meter Number 79233048  
Customer Number 10365384  
Customer Name VERANDAHS CDD

Bill Date **01/21/2026**  
Amount Due **171.14**  
Current Charges Due **02/12/2026**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/15	96298	01/16	97539				1241

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jan 2026	32	39
Dec 2025	32	39
Jan 2025	34	46

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

Previous Balance 170.82  
Payment 170.82CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 1,241 KWH @ 0.06090 75.58  
Fuel Adjustment 1,241 KWH @ 0.04200 52.12  
FL Gross Receipts Tax 4.28

Total Current Charges 171.14  
Total Due E.F.T. 171.14



1 0 3 6 5 3 8 4

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**DO NOT PAY**  
Total amount will be electronically transferred on or after 02/06/2026.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 01/21/2026

District: BP13

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

Electronic Funds Transfer on or after	<b>02/06/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>171.14</b>
<b>DO NOT PAY</b>	

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