



Rizzetta & Company

The Verandahs Community Development District

**Board of Supervisors Meeting
May 5, 2026**

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

www.theverandahscdd.org

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

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

April 27, 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, May 5, 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 (Under Separate Cover)
 - iii. Ratification of Proposal to Replace Controller at Dog Park.... Tab 3
 - D. Hi-Trim
 - i. Review of Hi Trim Report Tab 4
 - E. District Counsel
 - F. District Engineer
 - G. District Clubhouse Manager
 - i. Review of Clubhouse Manager Report..... Tab 5
 - H. District Manager
 - i. Review of District Manager’s Report Tab 6
 - ii. Presentation of Voter Registration Statistics..... Tab 7
 - iii. Presentation of 1st Quarter Website Compliance Audit Report Tab 8
- 4. BUSINESS ITEMS**

None.
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on April 7, 2026..... Tab 9

- B. Consideration of Operation and Expenditures
for March 2026..... Tab 10
- 6. **SUPERVISOR REQUESTS**
- 7. **ADJOURNMENT**

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

Sincerely,

Sean Craft
Sean Craft
District Manager

Tab 1

SOLITUDE

LAKE MANAGEMENT



The Verandahs CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2026-04-24

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

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

TABLE OF CONTENTS

Pg

SITE ASSESSMENTS

PONDS40, 80, 100 _____ 3

PONDS130, 140, 150 _____ 4

PONDSF100, F120, F _____ 5

PONDS F160 _____ 6

MANAGEMENT/COMMENTS SUMMARY _____ 6, 7

SITE MAP _____ 8

40

Comments:

Treatment in progress
Site is experiencing some submersed vegetation. The other side is looking great. Site has a big population of beneficial duck potato along perimeter.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

80

Comments:

Normal growth observed
Shoreline weeds along perimeter of site.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

100

Comments:

Normal growth observed
Site is looking well. Shoreline growth within site. Water levels are low.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

130

Comments:

Site looks good

Overall site looks good. Water levels low but there's no notable concerns. Flow structure looks to be in good condition.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



140

Comments:

Treatment in progress

Site has some submersed aquatic vegetation present.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



150

Comments:

Site looks good

Shorelines are free of growth. Site has low water levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: F100

Comments:

Treatment in progress
Minor algae and submersed growth within site.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: F120

Comments:

Treatment in progress
Some submersed vegetation present.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: F160

Comments:

Treatment in progress
Submersed vegetation within this site.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: F60

Comments:

Site looks good
This site is in good condition.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Management Summary

In the month of April we still have not received any rain, but our temperatures are getting warmer. We are still experiencing low water levels and seeing more submersed aquatic vegetation due to exposed banks. There was growth pop ups on a few sites but they have been treated and may take up to 14 days for results. Trash found in the sites inspected this month are most likely due to the water levels dropping and exposing trash underneath. Sites are doing well and we will monitor them to ensure the submersed aquatic vegetation is controlled.

We are looking forward to getting some rain to see these ponds fill back up soon!

Feel free to reach out with any questions or concerns: emalina.robinson@solitudelake.com

Thanks for choosing Solitude Lake Management!

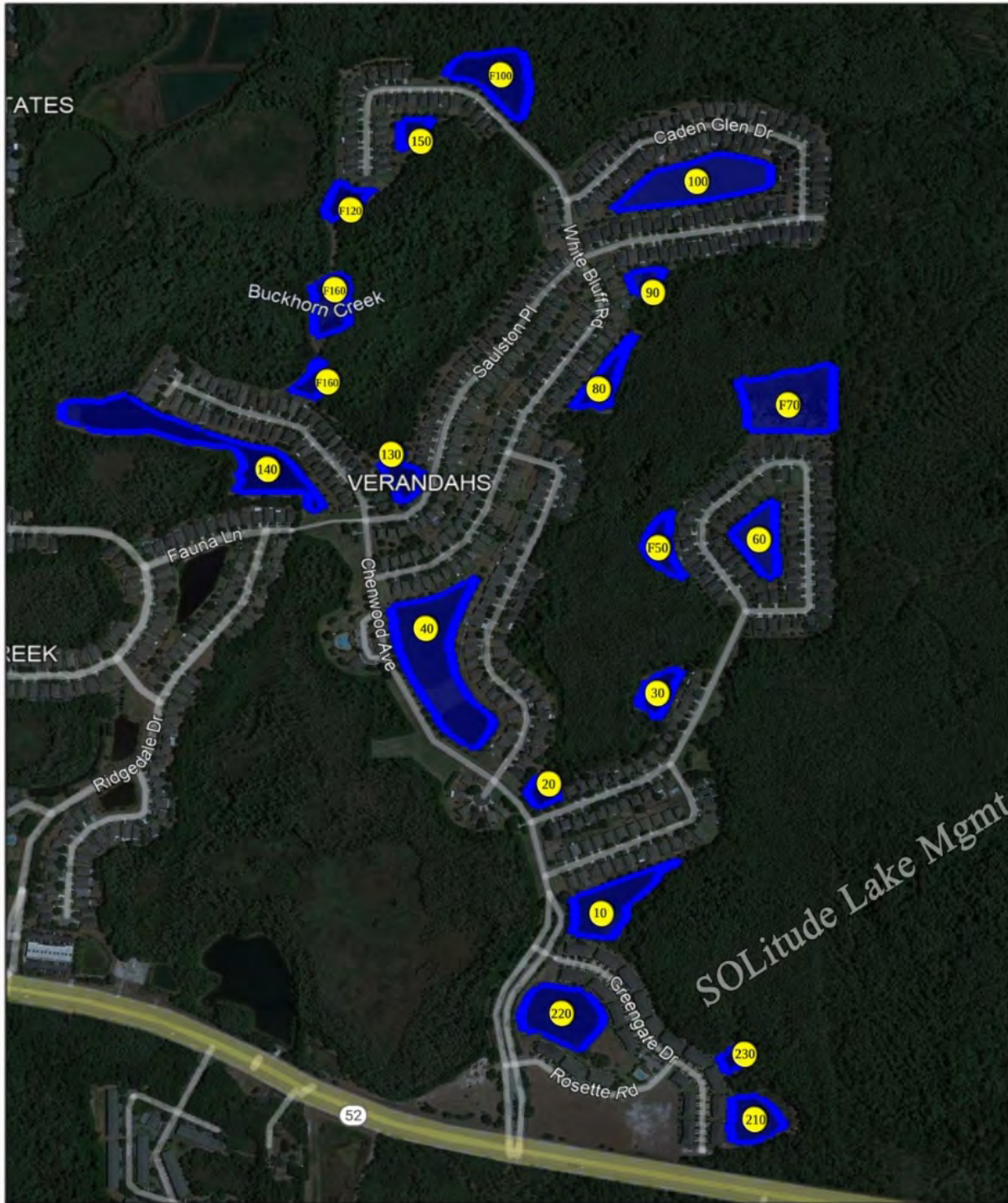
Site	Comments	Target	Action Required
40	Treatment in progress	Submersed vegetation	Routine maintenance next visit
80	Normal growth observed	Shoreline weeds	Routine maintenance next visit
100	Normal growth observed	Shoreline weeds	Routine maintenance next visit
130	Site looks good	Species non-specific	Routine maintenance next visit
140	Treatment in progress	Submersed vegetation	Routine maintenance next visit
150	Site looks good	Species non-specific	Routine maintenance next visit
F100	Treatment in progress	Submersed vegetation	Routine maintenance next visit
F120	Treatment in progress	Submersed vegetation	Routine maintenance next visit
F160	Treatment in progress	Submersed vegetation	Routine maintenance next visit
F160	Site looks good	Species non-specific	Routine maintenance next visit



The Verandahs CDD

Hudson, FL

1-888-480-5253



NPM 04/2022

Tab 2

THE VERANDAHS

COMMUNITY ASSET MANAGEMENT REPORT



April 16, 2026

Rizzetta & Company

Dylan Campbell – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, White Bluff Road

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.
- **St. Augustine Sod – May Fertilization Guidelines:** Apply slow-release nitrogen (SRN) at a rate of 1.0 lb. N per 1,000 sq. ft., with a total of 1,000 lbs. to be applied. This application is intended to support sustained turf growth and overall health. The use of slow-release nitrogen will promote steady nutrient availability while helping to reduce leaching and excessive surge growth.
- **Bahia Sod – June Fertilization Guidelines:** Apply slow-release nitrogen (SRN) at a rate of 1.0 lb. N per 1,000 sq. ft., with a total of 100 lbs. to be applied. This application is intended to support consistent turf growth and overall vigor. The use of slow-release nitrogen promotes gradual nutrient availability while helping to minimize leaching and excessive growth fluctuations.

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. **White Bluff Road:** A young tree at the north end of the roadway is exhibiting limited foliage and signs of dryness; please advise whether recovery is anticipated. (Pic 1)



2. **White Bluff Road:** The turfed areas leading from the end of the roadway to rear of Chenwood Avenue is well maintained. (Pic 2)



White Bluff Rd

3. **Pond 150:** Turf surrounding the pond is browning and dry in large patches, inspect for underlying factors leading to decline. (Pic 3)



6. **White Bluff Road:** North of Caden Glen Drive on the East side of the roadway a substantial area of browning and dead turf was observed. Please confirm whether a recovery plan has been established for this location. (Pic 6)



4. **White Bluff Road:** At the far northeast end of the roadway, adjacent to westmost home there is a large section of browning turf with dieback. Request for the most recent wet-check and inspection for any contributing causes. (Pic 4)



7. **White Bluff Road(Pump Station):** Directly across from Caden Glen Drive has an accumulation of dollarweed within the plant beds, usually a sign of over irrigating. As well as turf weeds surrounding the bases of the plantings within, these are to be hand pulled. (Pic 7)



5. **White Bluff Road:** North of Caden Glen Drive on the West side of the roadway there are holes dug into the turf. It does not appear to be irrigation maintenance. (Next Page, Pic 5>)

Ponds 130 & 140



8. Pond 130: Significant weed presence was observed within the easements between the roadway and sidewalk panels; treatment and hand removal are recommended. A small section of dead turf was also noted; inspection for chinch bugs and disease is advised. (Pics 8A & 8B)



9. Pond 130: A small missing section of sod was observed against the storm drain on the roadway. (Pic 9)



10. Pond 140: Numerous turf weeds were observed on the North side of the pond, treatment and hand removal recommended. (Pic 10)



11. Pond 140: On the North side of the pathway leading to Fauna Lane the turf area is extremely dense with dollarweed. Ensure this area is not being over irrigated, request for the most recent wet-check. (Next Page, Pic 11>)

Chenwood Avenue, Amenity Center



15. Amenity Center: Multiple areas of browning turf were observed within the surrounding turf. While some areas may be impacted by shading, others exhibit stress in full sun conditions. Please confirm that irrigation coverage is adequate across these areas. (Pics 15A & 15B)



12. Chenwood Avenue: On the east side of the roadway south of the northmost pump station a missing section of turf was observed at the base of one of the tree rings. Confirm if there a replacement plan? (Pic 12)



13. General Notes, Ponds: Throughout the community the pond edges were well maintained, mowed to the edge.

14. Chenwood Avenue: On the east side of the roadway just south of the north pump station is a large section of damaged turf above a storm drain. Confirm if a cause has been determined? (Pic 14>)



Chenwood Avenue, Amenity Center, Pond 40

16. Amenity Center: Behind the pool fencing there is a small run of the privacy bushes that are showing foliage loss and have accumulated moss. Moss removal is recommended, investigate for fungus and disease. (Pic 16)



18. Pond 40: On the northwest corner of the pond there is a section of missing turf. Is there a replacement or recovery plan? (Pic 18)



17. Amenity Center: Plantings within the mulched plant beds between the roadway and parking lot are recovering well; cutback to the ground is recommended to support uniform regrowth. (Pic 17)



19. Chenwood Avenue: South of the amenity center there is a large section of stressed, browning turf. Requesting most recent wet-check results, investigation for fungus and diseases recommended. (Pic 19)



20. Chenwood Avenue: Stressed turf was observed within the tree rings surrounding Pond 40; removal of accumulated leaf litter is recommended to support improved growth conditions.



Chenwood Avenue, South Bridge Terrace, Luftborrow Lane

21. Chenwood Avenue: Low-hanging limbs were observed along the east side of the roadway along Pond 40; pruning is needed to maintain clearance and reduce hazards to residents utilizing the sidewalk. (Pic 21)



23. Chenwood Avenue: Yellowing turf was observed on the easement north of South Bridge Terrace; investigation and a recovery plan are recommended. Proximity to Item 22 suggests over-irrigation may be a contributing factor. (Pic 23)



22. South Bridge Terrace: On the north side of the roadway, the large turfed area at the intersection with Chenwood Avenue there is a significant amount of dollarweed in and throughout the turf. Ensure this area is not being over-irrigated. (Pic 22)



24. Luftborrow Lane: Limited turf coverage was observed along the roadway easements adjacent to Pond 20; the pattern appears consistent with vehicle activity. (Pic 24)



Chenwood Avenue, Luftburrow Lane

25. Luftburrow Lane: Multiple circular areas of dead and browning turf were observed within the large park area at the intersection with Royston Bend. Evaluation is recommended to determine whether brown patch disease is present, along with formulation of a recovery plan. (Pics 25A & 25B)



26. Luftburrow Lane: The trees in the previously referenced park area have a significant amount of moss, demossing trees is requested.

27. Chenwood Avenue: A broken drip line was observed at the base of the northeasternmost oak in the entryway plant beds past the gates; prompt repair is recommended to maintain irrigation efficiency. (Pic 28)



28. Chenwood Avenue: Basal regrowth was observed on firebush throughout the entryway median plant beds following recent freeze conditions; cutback to the ground is recommended to support uniform recovery.

29. Luftburrow Lane: In the easement on the west side of the roadway south of Jillian Circle there are large holes dug into the turf. (Pic 29)



Chenwood Avenue

30. Chenwood Avenue: Throughout the entryway area of the community many of the plant beds are lacking mulch coverage along the curb. (Pics 30A & 30B)



31. Chenwood Avenue: On the east side of the roadway south of the gate there is a broken irrigation dripline behind one of the oaks. Swift repair is requested. (Pic 31)



32. Chenwood Avenue: On the east side of the roadway south of the gates exposed irrigation lines were visible from the roadway. (Pic 32)



Tab 3



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

Dog Park Controller Replacement

**IRRIGATION PROPOSAL
for
THE VERANDAHS CDD**

Attention: Sean Craft, District Manager

April 6, 2026

Scope of Work:

Replace the malfunctioning 4-station controller at the dog park.

Materials:

- Hunter XC 400 Controller
- Labor included

Total Cost: \$420.78

Sean Craft

Authorized Signature to Proceed

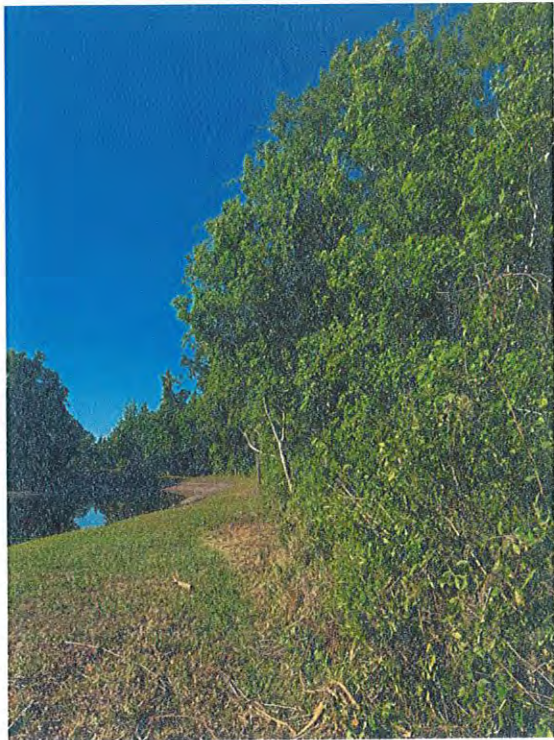
____ 4 ____ / ____ 6 ____ / ____ 2026 ____

Date of Authorization

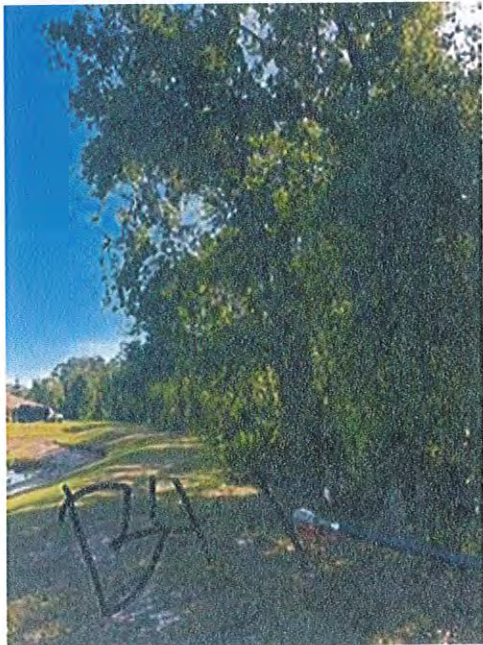
Proposal submitted by Matt Olson, Irrigation Manager
molson@redtreelandscape.com / Cell phone: (727) 200-1714

Tab 4

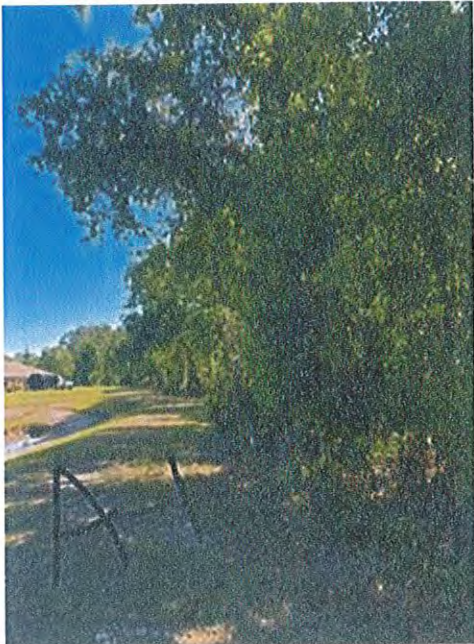
Verandah's Before and After pictures for April 2026



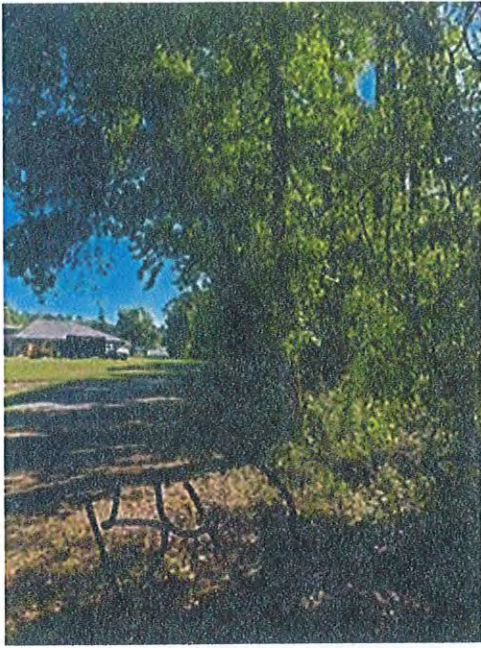
Area that was fixed from last meeting



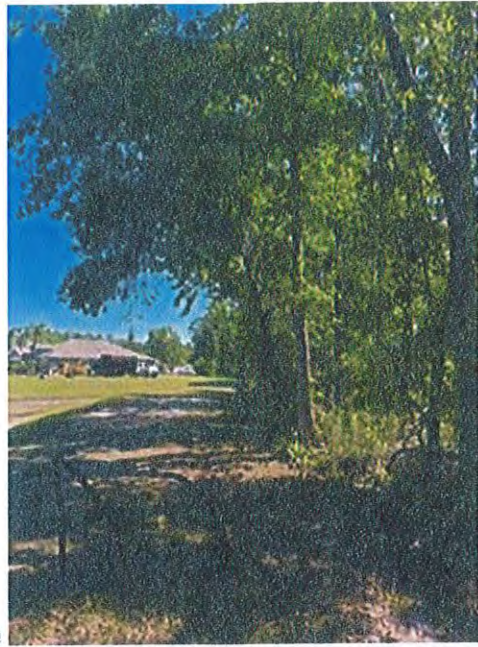
Before



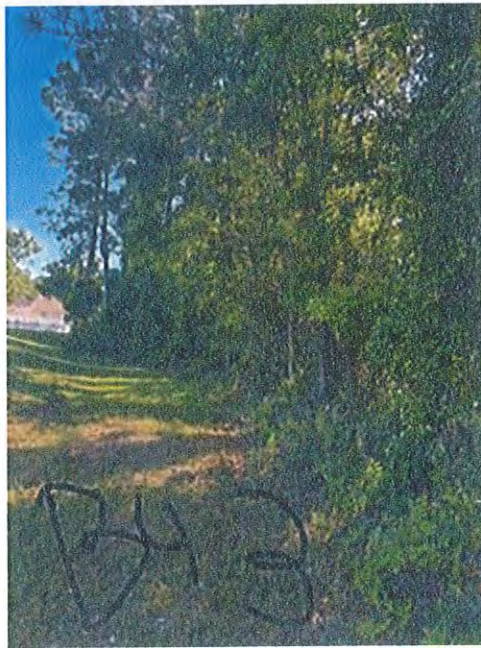
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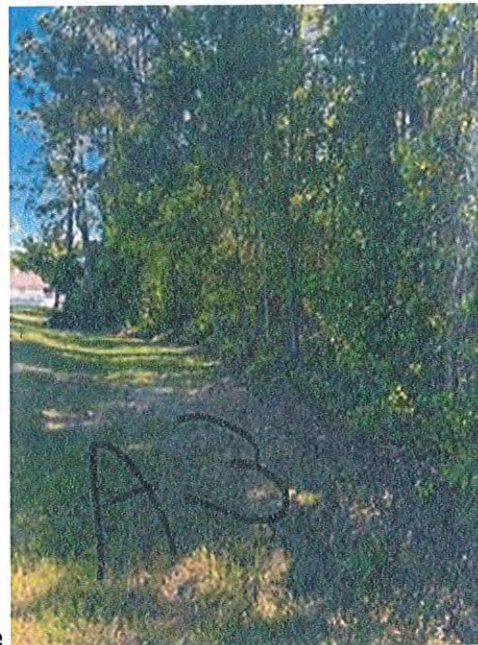
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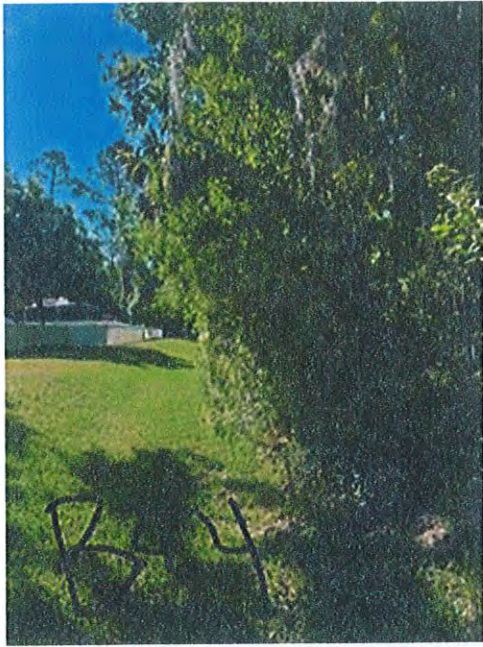
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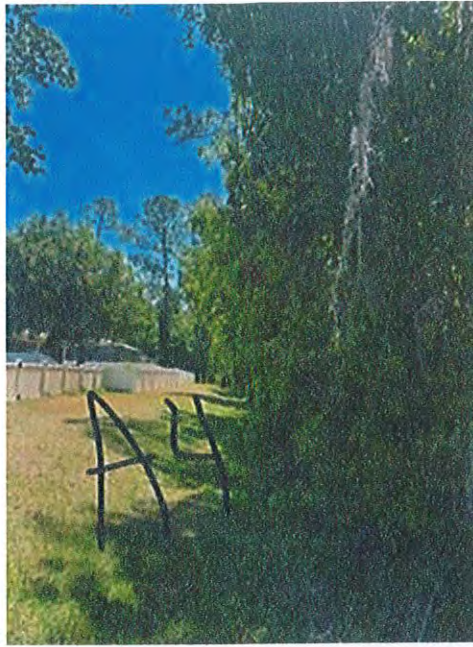
Before



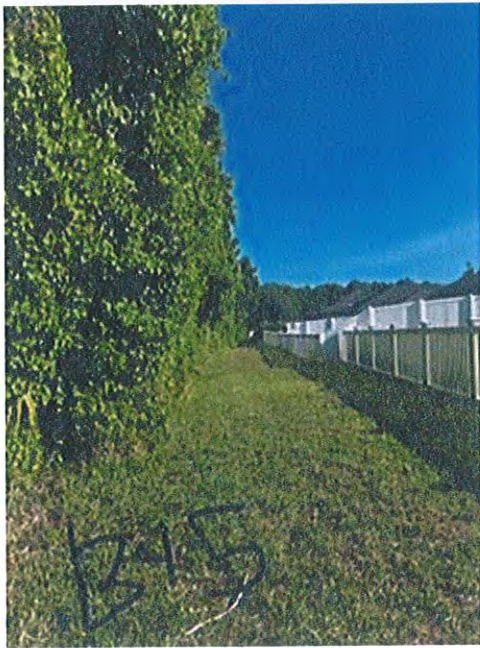
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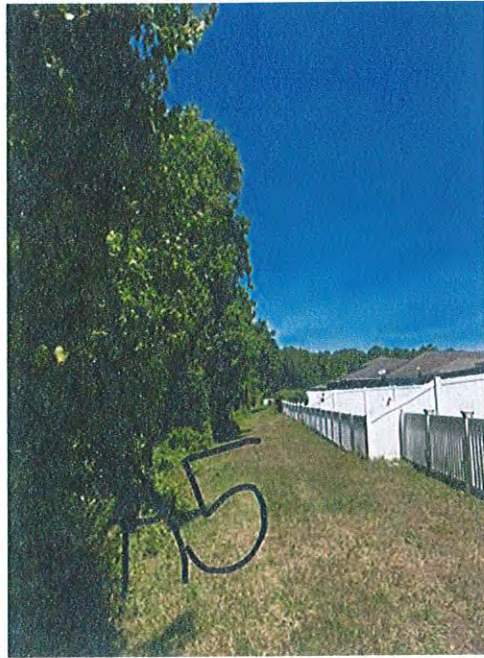
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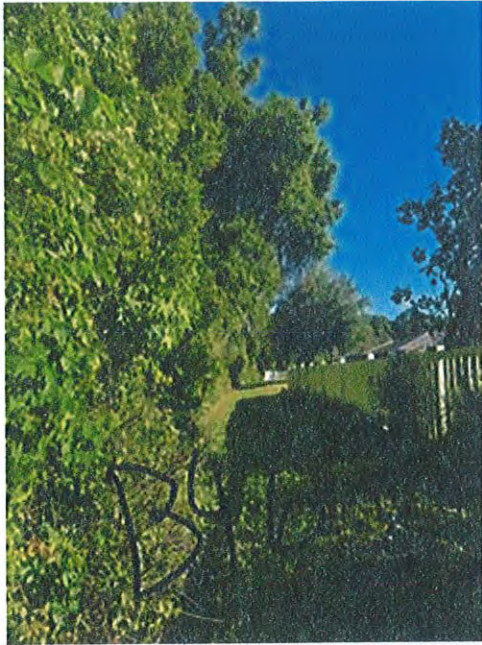
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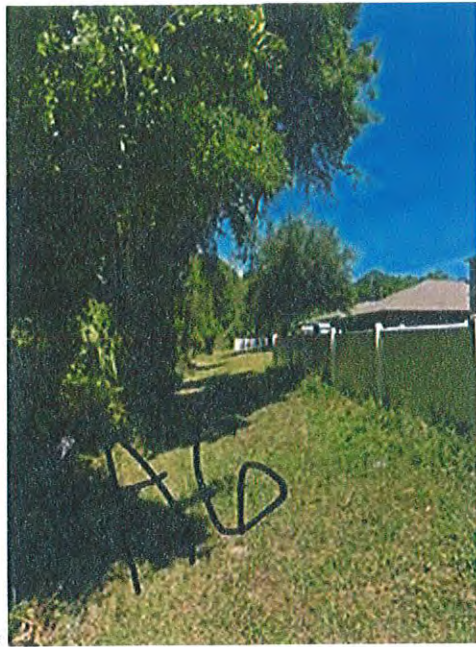
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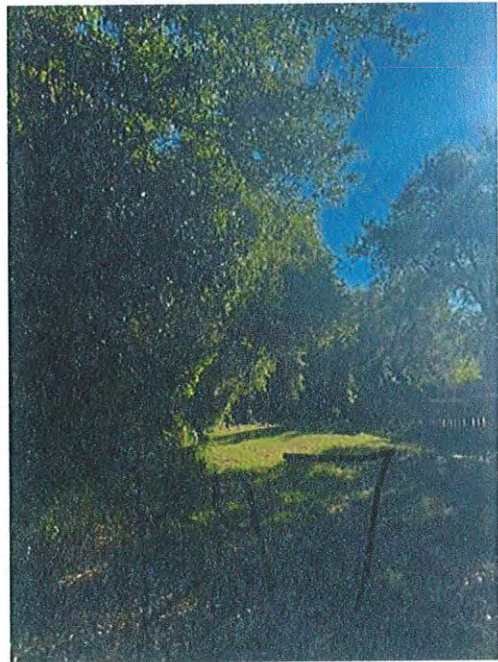
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Before



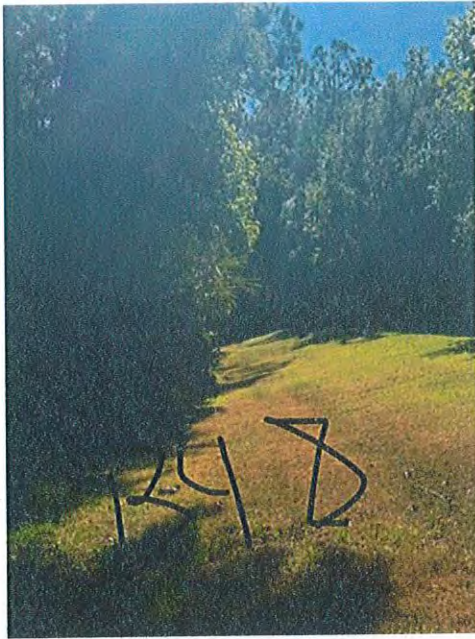
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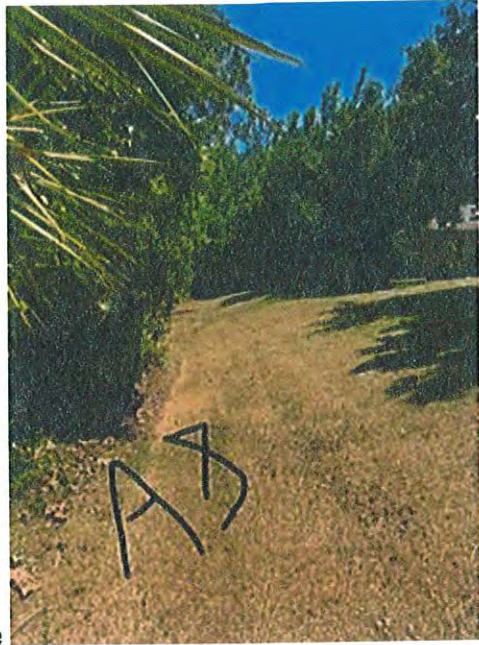
Before



After



Before



After



Map of the area the guys did marked in black.

Tab 5

Operations Report - April 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

- 4/1/2026: HOA Townhouse Meeting
- 4/2/2026: Men's Bible Study
- 4/4/2026: Madison Laurino Baby Shower
- 4/7/2026: Verandah's Board meeting
- 4/9/2026: Men's Bible Study
- 4/16/2026: men's bible Study
- 4/20/2026: CCR Meeting
- 4/21/2026: ACC Meeting
- 4/23/2026: Men's Bible Study
- 4/25/2026: Amanda Baker Birthday Party
- 4/28/2026: HOA Meeting
- 4/30/2026: Men's Bible Study



Rizzetta & Company

- **Resident Payment Log:**

- Clubhouse Rental: Shelly Hillard

Debit Card Reimbursement

- Amazon: \$14.99 Monthly Subscription
- Zogics: \$133.77
- WM Waste Management: \$100.00
- Walmart: \$11.39
- Total: \$260.15

- **Suggestions/ Concerns:**

- Nothing at this time.

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:**
June 2nd,
2026 @ 6:30
PM

May 5

**District
Manager's
Report**

2026

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<u>FINANCIAL SUMMARY</u>	3/31/2026
General Fund Cash & Investment Balance:	\$698,799
Reserve Fund Cash & Investment Balance:	\$315,022
Debt Service Fund Investment Balance:	\$400,674
Total Cash and Investment Balances:	\$1,414,495
General Fund Expense Variance:	\$6,092 Over Budget

Tab 7



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.PascoVotes.gov

April 17, 2026

Sean Craft
District Manager
3434 Colwell Ave Suite 200
Tampa FL 34614

Dear Sean Craft:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

- | | |
|---|-------|
| • Copperspring Community Development District | 713 |
| • Mithcell Ranch Community Development District | 913 |
| • Talavera Community Development District | 1,459 |
| • The Verandahs Community Development District | 1,000 |
| • Wiregrass Community Development District | 2,445 |
| • Wiregrass II Community Development District | 1,099 |

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

Tab 8



Quarterly Compliance Audit Report

The Verandahs

Date: March 2026 - 1st Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

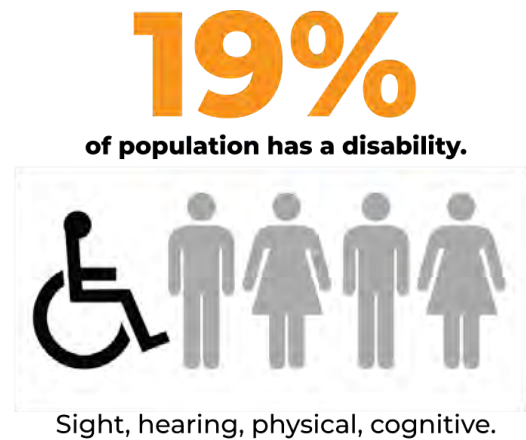
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that
----------------------	--

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

Tab 9

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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, April 7, 2026, at 6:30 p.m.** at the Verandahs Amenity Center, 12375 Chenwood Avenue, Hudson, Florida 34669.

Present and Constituting a Quorum:

Stanley Haupt	Board Supervisor, Chair
Thomas May	Board Supervisor, Vice Chair
Brenton Basinger	Board Supervisor, Assistant Secretary
Sarah Nesheiwat	Board Supervisor, Assistant Secretary
Tracy Mayle	Board Supervisor, Assistant Secretary

Also Present Were:

Sean Craft	District Manager, Rizzetta & Co.
KC Hopkinson	DC, Straley, Robin, Vericker
Frances Thomson	Clubhouse Manager
Scott Ethier	DE, Dewberry Engineering (via call)
Amiee Brodeen	LIS, Rizzetta & Co., Inc.
Kyle Wilson	Representative, Solitude Aquatics
Emalina Robinson	Representative, Solitude Aquatics
Audience	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

44 A lengthy discussion was held regarding the two events traditionally held in
45 conjunction between the HOA and CDD (Christmas/Easter), and during the course of the
46 discussion it was decided that the two entities would continue to work in partnership on
47 those events moving forward, although the Chairman stressed the importance of
48 maintaining clear communication. During the discussion, the subject of gate access was
49 raised and Ms. Hopkinson stated that because the clubhouse is CDD property and was
50 built with public funds, the public must be able to gain access through the gate regardless
51 of the fact that the HOA owns the gates and the roads. Supervisor May stated that he
52 would explore options such as a virtual guard where the public could dial into an operator
53 while at the gate to gain access, then present pricing to District Management to share
54 with the Board.

55

56

57 THIRD ORDER OF BUSINESS**Staff Reports**

58

59 A. Solitude

60 The Board reviewed the aquatic report.

61

62 B. Landscape Inspection Specialist

63 The Board reviewed the landscape inspection report.

64

65 C. Red Tree**66 i. Review of Landscaper Comments**

67 The Board reviewed the report.

68

69 ii. Review of Irrigation Report

70 The Board reviewed the report.

71

72 D. Review of the Hi Trim Report

73 The Board reviewed the report and stated that areas A1 and A3 had visible
74 hooding and needed to be trimmed higher. The Board also stated that if the
75 vendor has an issue with gaining access to the areas that need to be
76 trimmed that they communicate this to the Board in advance of submitting
77 their monthly report.

78

79 E. District Counsel

80 Nothing to report.

81

82 F. District Engineer**83 i. Consideration of Proposal for Rip Rap to Repair****84 Erosion at Site 230**

85 The Board approved the proposal from Solitude in the amount of
86 \$8,668.40, however, the Board stated that the proposal needs to be revised to
87 include language that accounts for four (4) drain boxes and sod. Solitude stated
88 that they would submit a revised proposal, after which District Counsel will then

89 draft a one-time work authorization agreement and circulate for signatures.

90

On a motion by Ms. Nesheiwat, and seconded by Mr. Basinger, with all in favor, the Board of Supervisors approved the Proposal for Rip Rap Repair at Site 230 from Solitude in the amount of \$8,668.40 as stated above, for The Verandahs Community Development District.

91

G. Clubhouse Manager

92

i. Review of Clubhouse Manager’s Report

93

Ms. Thomson reviewed her report with the Board.

94

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H. District Manager

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Mr. Craft reviewed the District Manager’s report and informed the Board that the next meeting is scheduled for Tuesday, May 5, 2026, at 6:30 pm at The Verandahs Clubhouse, located at 12375 Chenwood Ave, Hudson, FL 34669.

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101

A discussion was held regarding a request from the Townhomes HOA where they are seeking to plant trees on CDD property around the ponds. The Board stated that if the county approves their plans, the HOA is authorized to plant trees in the common areas not owned by the CDD. The Board also requested a diagram to see where they intend to plant the new trees.

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FOURTH ORDER OF BUSINESS

Discussion of FY 2026-2027 Budget Priorities

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A discussion was held regarding the fiscal year 2026-2027 budget.

111

The Board stated that there are no major projects forecasted for the next fiscal year.

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FIFTH ORDER OF BUSINESS

Consideration of Holiday Lights Proposals

115

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117

The Board tabled these proposals, stating that for fiscal year 2026-2027, they will keep the operation in house as they have done in past years.

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SIXTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors’ Regular Meeting held on March 3, 2026

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

126 **SEVENTH ORDER OF BUSINESS** **Consideration of Minutes of Board of**
127 **Supervisors' Ethics Workshop Meeting held**
128 **on March 3, 2026**
129

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

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132 **EIGHTH ORDER OF BUSINESS** **Consideration of Operation and**
133 **Maintenance Expenditures for**
134 **February 2026**
135

On a motion by Ms. Nesheiwat and seconded by Mr. Basinger, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for February 2026, totaling \$35,868.06, as presented, for The Verandahs Community Development District.

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138 **NINTH ORDER OF BUSINESS** **Supervisor Requests**
139

There were no requests made at this time.

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143 **TENTH ORDER OF BUSINESS** **Adjournment**
144

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 7:52 p.m., for The Verandahs Community Development District.

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Secretary/Assistant Secretary

Chair/Vice Chair

Tab 10

The Verandahs Community Development District

District Office · Wesley Chapel, Florida · (813) 993-5571

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.verandahscdd.org

Operations and Maintenance Expenditures

March 2026

For Board Approval

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

The total items being presented: **\$38,565.12**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alessio Miraglia	300367	AM030126-266 Refund	Clubhouse Rental Deposit Refund 03/26	\$ 250.00
Amanda Walker-Laing	300377	266-030726	Deposit Reimbursement 03/26	\$ 250.00
Berger, Toombs, Elam, Gaines & Frank CPA	300384	374972	Audit Services FY24/25	\$ 3,605.00
Brenton A. Basinger	300370	BB030326-266	Board of Supervisors Meeting 03/03/26	\$ 200.00
Brenton A. Basinger	300370	BB030326Ethics-266	Board of Supervisors Meeting 03/03/26	\$ 200.00
Dewberry Engineers, Inc.	300375	22478602	Engineering Services 01/26	\$ 545.00
Digital South Communications, Inc.	300378	593527679	Phone Services 03/26	\$ 37.44
Frontier Communications of FL	20260323-01	72785677730731195- 022526	Internet Services 03/26	\$ 181.99
Pasco County Property Appraiser	300383	26073	Non Ad Valorem Roll FY25/26	\$ 150.00
Pasco County Utilities	20260304-1	23920969	Water Services 01/26	\$ 122.70
RedTree Landscape Systems, LLC	300379	33374	Landscape Mulch 03/26	\$ 2,600.00
RedTree Landscape Systems, LLC	300379	33394	Irrigation Repair 02/26	\$ 764.72

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
RedTree Landscape Systems, LLC	300385	33521	Tree Services 03/26	\$ 6,650.00
RedTree Landscape Systems, LLC	300386	33533	Landscape Annuals 03/26	\$ 1,512.50
RedTree Landscape Systems, LLC	300386	33593	Irrigation Repair 03/26	\$ 334.68
Rizzetta & Company, Inc.	300366	INV0000107404	Personnel Reimbursement 02/26	\$ 1,512.94
Rizzetta & Company, Inc.	300376	INV0000107446	Accounting Services 03/26	\$ 5,246.83
Rizzetta & Company, Inc.	300381	INV0000107567	Cell Phone 02/26	\$ 50.00
Rizzetta & Company, Inc.	300382	INV0000107595	Personnel Reimbursement 03/26	\$ 2,693.70
Sarah Nesheiwat	300371	SN030326-266	Board of Supervisors Meeting 03/03/26	\$ 200.00
Sarah Nesheiwat	300371	SN030326Ethics-266	Board of Supervisors Meeting 03/03/26	\$ 200.00
Scott M & Kelly L Bernard	300368	266-030426	Deposit Reimbursement 03/26	\$ 250.00
Solitude Lake Management, LLC	300387	PSI246162	Pond Maintenance 03/26	\$ 1,380.00
Stanley Haupt	300372	SH030326-266	Board of Supervisors Meeting 03/03/26	\$ 200.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Stanley Haupt	300372	SH030326Ethics-266	Board of Supervisors Meeting 03/03/26	\$ 200.00
Straley Robin Vericker	300388	28122	Legal Services 02/26	\$ 3,198.50
Suncoast Sparkling Cleaning Service, Inc	300380	497	Janitorial Services 02/26	\$ 375.00
Thomas M. May	300373	TMay030326-266	Board of Supervisors Meeting 03/03/26	\$ 200.00
Thomas M. May	300373	TMay030326Ethics-266	Board of Supervisors Meeting 03/03/26	\$ 200.00
Thomas Williams	300369	TW022826-266 Refund	Clubhouse Rental Deposit Refund 03/26	\$ 250.00
Tracy E. Mayle	300374	TM030326-266	Board of Supervisors Meeting 03/03/26	\$ 200.00
Tracy E. Mayle	300374	TM030326Ethics-266	Board of Supervisors Meeting 03/03/26	\$ 200.00
Valley National Bank	20260325-1	CC022826-266	Credit Card Expenses 02/26	\$ 371.58
Waste Management Inc. of Florida	20260313-1	1173800-1568-7	Waste Disposal Services 03/26	\$ 79.61
Withlacoochee River Electric Cooperative, Inc.	20260306-01	1573431-021826	Electric Services 02/26	\$ 515.92
Withlacoochee River Electric Cooperative, Inc.	20260306-01	1573432-021826	Electric Services 02/26	\$ 3,262.19

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 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.	20260306-01	1573433-021826	Electric Services 02/26	\$ 43.00
Withlacoochee River Electric Cooperative, Inc.	20260306-01	2026777-021826	Electric Services 02/26	\$ 42.80
Withlacoochee River Electric Cooperative, Inc.	20260306-01	2095489-021826	Electric Services 02/26	<u>\$ 289.02</u>
Report Totals				<u>\$ 38,565.12</u>

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$250.00

Project: Baby shower (Delia Sarca)

Date: 1/4/26 Refund date: 3/2/26

Payable To: Alessio Miraglia

Reason: Clubhouse Rental Deposit Refund

Requestor: Frances Thomson (Clubhouse Manager)

Directions for Check:

Alessio Miraglia
12142 Southbridge terr
Hudson Fla 34669
(813) 369-1250

Party Date: 3/1/26

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$250.00

Project: Birthday party

Date: 11/7/26 / Refund date: 3/9/2026

Payable To: Amanda (walker) Laing

Reason: Clubhouse Rental Deposit Refund

Requestor: Frances Thomson (Clubhouse Manager)

Directions for Check:

Amanda Laing
12444 southbridge terr.
Hudson Fla 34669

(954) 871-3327

party date: 3/7/26



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9278

PAID
MAR 20 2026

*THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVENUE
SUITE 200
TAMPA, FL 33614*

*Invoice No. 374972
Date 03/16/2026
Client No. 21923*

Services rendered in connection with the audit of Financial Statements
as of and for the fiscal year ended September 30, 2025

Total Invoice Amount \$ 3,605.00

You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL
Invoice Payment



POWERED BY
CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

The Verandahs CDD - Ethics Workshop (Part 2)

Meeting Date: March 3, 2026

SUPERVISOR PAY REQUEST

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

C 2/17

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	7:43
Meeting End Time:	8:11
Total Meeting Time:	:28

Time Over ____ (3) Hours: _____

Total at \$175 per Hour: _____

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: Sean Craft

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

February 19, 2026
Project No: 50190473.000
Invoice No: 22478602
Due Date: March 21, 2026
Project Manager SCOTT ETHIER

Project 50190473.000 Verandahs CDD FY26 Gen Engineering

Professional Services from December 27, 2025 to January 30, 2026

Phase 0001 1. General Engineering

Professional Personnel

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

Billings to Date

	Current	Prior	Total	
Labor	545.00	1,840.00	2,385.00	
Totals	545.00	1,840.00	2,385.00	
			Total Invoice Amount Due	545.00

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

Monday, February 9, 2026

002 - Dewberry Engineers Inc.

Invoice 22478602 Dated 02/19/2026

8:24:03 AM

Project 50190473.000 Verandahs CDD FY26 Gen Engineering

Phase 0001 1. General Engineering

Professional Personnel

			Hours	Rate	Amount
ENGINEER VII					
1142 - Ethier, Scott	01/06/2026		1.50	270.00	405.00
Monthly Board meeting, in-person.					
ENGINEER II					
1137 - Gerstenfeld, Elana	01/06/2026		.50	140.00	70.00
Board Meeting					
1137 - Gerstenfeld, Elana	01/15/2026		.50	140.00	70.00
Searching for erosion report					
Totals			2.50		545.00
Total Labor					545.00
Total this Phase					545.00
Total this Project					545.00
Total this Report					545.00

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
593527679	03/01/2026	\$37.44	03/22/2026	Net 21	

DATE	ACTIVITY	QTY	RATE	AMOUNT
	100-06-E911-3 E911 Service Charge	1	0.00	0.00
	100-03-CALLPATHM-3 Metered Call Path	5	0.00	0.00
	100-01-EXTN1-1 Business Extension Plan 1	1	30.00	30.00
	100-04-PPM3500-2 3,500 Pre-Paid Domestic (US/Canada) Minutes	5	0.00	0.00
	100-05-DID-2 Domestic Telephone Number (DID)	1	2.00	2.00
	USAGE-7001-1 Domestic Interstate Call Usage	1	0.00	0.00
	USAGE-7002-4 Domestic Intrastate Call Usage	1	0.00	0.00
	USAGE-7010-1 Toll Free Interstate Call Usage	1	0.00	0.00
	USAGE-7011-1 Toll Free Intrastate Call Usage	1	0.00	0.00
	USAGE-7030-3 Conference Bridge Usage	1	0.00	0.00
	USAGE-7020-1 International Call Usage	1	0.00	0.00
	USAGE-7411-1 Directory Assistance Call Usage	1	0.00	0.00

We now offer convenient no fee automatic payment options. If you are interested in enrolling in Auto-Pay, please complete the attached credit card form and return to: accounting@digitalsouth.com.

DATE	ACTIVITY	QTY	RATE	AMOUNT
	TAX-64-COMMUNICATIONS_SERVICE_TAX Communications Service Tax	1	2.37	2.37
	TAX-161-E911_VOIP E911 (VoIP)	1	2.00	2.00
	TAX-226-FCC_REGULATORY_FEE_VOIP FCC Regulatory Fee (VoIP)	1	0.00	0.00
	TAX-162-FUSF_VOIP FUSF (VoIP)	1	0.26	0.26
	TAX-14-STATUTORY_GROSS_RECEIPTS Statutory Gross Receipts	1	0.76	0.76
	TAX-160-STATUTORY_GROSS_RECEIPTS_BUSINESS Statutory Gross Receipts (Business)	1	0.05	0.05

Ways to pay



[View and pay](#)

SUBTOTAL	37.44
TAX	0.00
TOTAL	37.44
BALANCE DUE	\$37.44



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



Billing Date:
Feb 25, 2026

Billing Period:
Feb 25 - Mar 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 to learn more.

Total balance
\$181.99
 Auto Pay is scheduled
Mar 21

Bill history

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

Service summary

	Previous month	Current month
Internet	\$181.99	\$181.99
Total services	\$181.99	\$181.99
Total balance		\$181.99

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 02252026 NNNNNNNN 01 999724

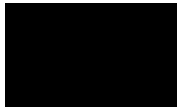
THE VERANDAHS COMMUNITY DEVELO
PO BOX 32414
CHARLOTTE NC 28232-2414

You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.

3350007278567773073119000000000000000181995



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



Billing Date:
Feb 25, 2026

Billing Period:
Feb 25 - Mar 24, 2026

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



Internet

Monthly Charges

02.25-03.24	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**

**BUSINESS
FIBER 5 GIG
INTERNET**

Fast just got faster. Get ultrafast internet to handle your most critical business applications today, tomorrow and the future.

855-518-1197
business.frontier.com/fiber-internet





Mike Wells
Property Appraiser
Proudly Serving Pasco County, Florida

INVOICE

Pasco County Property Appraiser
PO Box 401
Dade City, FL 33526-0401

Date Issued: 3/9/2026
Invoice Number: 26073
Due Date: 4/9/2026

Billed To:
The Verandahs
C/O Rizetta & Company
Kayla Connell
3434 Colwell Ave, Suite 200
Tampa, FL 33614

DESCRIPTION	AMOUNT
The Verandahs Annual renewal fee	\$150.00
TOTAL	\$150.00

Remit payment to:

Pasco County Property Appraiser
Information Services Department
PO Box 401
Dade City, FL 33526-0401



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

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

UtilCustServ@MyPasco.net
 Pay By Phone: 1-855-786-5344

1 0 1
 05-46125

VERANDAHS CDD

Service Address: **12375 CHENWOOD AVENUE**

Bill Number: 23920969

Billing Date: 2/12/2026

Billing Period: 12/18/2025 to 1/16/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	18021429	12/18/2025	0	1/16/2026	5	29	5

Usage History	
Month	Usage
January 2026	5
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

Transactions		Amount
Previous Bill		75.80
Payment 02/02/26		-75.80 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		22.37
Water Tier 1	5.0 Thousand Gals X \$2.18	10.90
Sewer		
Sewer Base Charge		53.43
Sewer Charges	5.0 Thousand Gals X \$7.20	36.00
Total Current Transactions		122.70
TOTAL BALANCE DUE		\$122.70

Please return this portion with payment



TO PAY ONLINE, VISIT 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 122.70

Total Balance Due	\$122.70
Due Date	3/2/2026

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

The Total Due will be electronically transferred on 03/02/2026.

VERANDAHS CDD
 PO BOX 32414
 Charlotte NC 28232

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

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.: 33374
Terms: Due on receipt
Invoice date: 03/04/2026
Due date: 03/04/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Lift Station and Tree Ring Mulch Installation from approved Proposal: Scope of Work: *Install (40) cubic yards of mini pine bark mulch at the lift stations 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

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.: 33394
Terms: Due on receipt
Invoice date: 03/06/2026
Due date: 03/06/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 2.18.26 Entrance Side Replaced a cracked valve.			
2.		Sales	2" male adapter	2	\$5.85	\$11.70
3.		Sales	2" slip fix	1	\$35.00	\$35.00
4.		Sales	2" rain bird scrubber valve	1	\$325.50	\$325.50
5.		Sales	2" coupling	1	\$2.52	\$2.52
6.		Sales	labor-technician	6	\$65.00	\$390.00
					Total	\$764.72

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.: 33521
Terms: Due on receipt
Invoice date: 03/20/2026
Due date: 03/20/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Hardwood Tree Structural Elevation & Center Pruning from a Proposal: Scope of Work: *Removal of all damaged limbs. *Removal of all diseased limbs. *Removal of all dead limbs. *Removal of all mistletoe. *Removal of all sucker growth. *Removal of all watersprout growth. *Removal of all cross-over branches. *Proper limb removal at the branch bark ridge and collar. *Proper drop-crotch pruning to ensure the health of the tree. *Structural elevation to provide proper clearance for pedestrian on landscape areas. *Structural elevation to provide proper clearance for trucks and emergency vehicles on roadways. *Includes debris removal, hauling, and dumping fees for all debris.	1	\$6,650.00	\$6,650.00
					Total	\$6,650.00

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

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



Bill to

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

Ship to

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

Invoice details

Invoice no.: 33533
Terms: Due on receipt
Invoice date: 03/24/2026
Due date: 03/24/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	SPRING SEASONAL COLOR	550	\$2.75	\$1,512.50
					Total	\$1,512.50

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.: 33593
Terms: Due on receipt
Invoice date: 03/25/2026
Due date: 03/25/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 3.2.26 Timer 2 Replaced three spray heads and repaired the broken drip lines.			
2.		Sales	6" spray head	3	\$21.56	\$64.68
3.		Sales	drip line	6	\$1.00	\$6.00
4.		Sales	drip coupling	4	\$1.00	\$4.00
5.		Sales	labor-technician	4	\$65.00	\$260.00
					Total	\$334.68

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

Invoice

Date	Invoice #
2/27/2026	INV0000107404

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
Personnel Reimbursement	1.00	\$1,512.94	\$1,512.94
Subtotal			\$1,512.94
Total			\$1,512.94

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

Invoice

Date	Invoice #
3/2/2026	INV0000107446

Bill To:

VERANDAHS CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

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

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

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

Invoice

Date	Invoice #
3/1/2026	INV0000107567

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

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

Invoice

Date	Invoice #
3/13/2026	INV0000107595

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,020.83	\$1,020.83
Personnel Reimbursement	1.00	\$1,672.87	\$1,672.87
Subtotal			\$2,693.70
Total			\$2,693.70

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$ 250.00

Project: Training Seminar

Date: 2/21/2024 / Refund date 3/4/2024

Payable To: Kelly Bernard

Reason: Refund Deposit for Private event

Requestor: Frances Thomson (Club House Coordinator)

Directions for Check:

Kelly Bernard
12121 Luftburrow lane
Hudson Fla 34669
(774) 633-0681

party date: March 4th



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: PSI246162
 Invoice Date: 3/2/2026

Bill
 To: The Verandahs CDD
 Rizzetta & Co.
 Suite 100

Ship
 To: The Verandahs CDD
 Rizzetta & Co.
 5844 Old Pasco Road
 Suite 100
 Wesley Chapel, FL 33544

Ship Via
 Ship Date 3/2/2026
 Due Date 4/1/2026
 Terms Net 30

Customer ID 13825
 P.O. Number
 P.O. Date 3/2/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance March Billing 3/1/2026 - 3/31/2026 The Verandahs CDD - LAKE ALL		1	1	1,380.00	1,380.00

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

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

March 24, 2026

Client: 001308

Matter: 000001

Invoice #: 28122

Page: 1

RE: General

For Professional Services Rendered Through February 28, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
1/6/2026	KCH	PREPARE FOR AND ATTEND BOS MEETING TELEPHONICALLY.	0.8	\$244.00
1/6/2026	KCH	REVIEW AND REVISE ADVERTISEMENT AND NOTICE FOR ETHICS TRAINING WORKSHOPS.	0.6	\$183.00
1/19/2026	KCH	REVIEW FINANCIAL STATEMENTS FOR DECEMBER 31, 2025.	0.2	\$61.00
1/21/2026	KCH	REVIEW AGENDA PACKAGE AND EMAIL WITH S. BRIJMOHAN REGARDING SAME.	0.4	\$122.00
2/2/2026	KCH	REVIEW EMAILS AND PHOTOS FROM 13847 CADEN GLEN REGARDING FENCE DAMAGE DUE TO CONSERVATION TREE - RESIDENT RESPONSIBILITY; DISCUSS SAME WITH S. CRAFT.	0.5	\$152.50
2/3/2026	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; CONDUCT PART ONE OF THE ANNUAL ETHICS TRAINING IN PERSON.	4.5	\$1,372.50
2/4/2026	KCH	PREPARE SERVICES AGREEMENT FOR CRACK REPAIR WITHIN CLUBHOUSE WITH VENDOR HANDYMAN WITH A VAN.	1.0	\$305.00
2/16/2026	VKB	REVIEW AUDITOR'S LETTER REQUESTING RESPONSE FOR FY 24-25 AUDIT; REVIEW AND REVISE AUDIT RESPONSE LETTER.	0.9	\$274.50
2/16/2026	AM	RECEIVE, REVIEW, AND PROCESS, AUDIT LETTER FOR FY 2025; DRAFT AUDIT RESPONSE LETTER.	0.5	\$87.50
2/18/2026	KCH	REVIEW FINANCIAL STATEMENTS FOR JANUARY 31, 2026.	0.2	\$61.00

SERVICES

Date	Person	Description of Services	Hours	Amount
2/19/2026	KCH	PHONE CALL WITH S. CRAFT REGARDING AUDIT RESPONSE LETTER.	0.2	\$61.00
2/23/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	\$122.00
2/25/2026	KCH	REVIEW AUDIT DRAFT FOR FISCAL YEAR 2024-2025.	0.5	\$152.50
Total Professional Services			10.7	\$3,198.50

Total Services	\$3,198.50
Total Disbursements	\$0.00
Total Current Charges	\$3,198.50
Previous Balance	\$1,342.00
Less Payments	(\$1,342.00)
PAY THIS AMOUNT	\$3,198.50

Please Include Invoice Number on all Correspondence

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$250.00

Project: Sweet/14

Date: 1/10/26 Refund Date! 3/2/26.

Payable To: Thomas C. Williams

Reason: Clubhouse Rental Deposit Refund

Requestor: Frances Thomson (Clubhouse Manager)

Directions for Check:

Thomas C. Williams
12431 Jillian Circle
Hudson Fla
34669

(727) 364-8445

→ party date! 2/28/26 ←



CC022826-266

0 THE VERANDAHS CDD 0

ACCOUNT SUMMARY

Credit Limit \$10,000.00
Credit Available \$9,614.00
Statement Closing Date February 28, 2026
Days in Billing Cycle 28
Previous Balance \$123.16
Payments & Credits \$129.89
Purchases & Other Charges \$303.31
Balance Transfer \$0.00
FEES CHARGED \$75.00
INTEREST CHARGED \$0.00
New Balance \$371.58
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 \$371.58
Minimum Payment Due \$371.58
Payment Due Date March 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, ANNUAL FEE, VALLEY ONECARD CASH REWARD CREDIT, and AMAZON MKTPL*PZ0X19KZ3 SEATTLE WA.

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



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

PAYMENT INFORMATION

Payment Due Date March 25, 2026
New Balance \$371.58
Minimum Payment Due \$371.58
Past Due Amount \$0.00

Make Check
Payable to:

Amount Enclosed:

\$ []

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

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

**TRANSACTIONS (continued)**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
02/22	02/22	5543286E560FKSW85	MCC: 5942 MERCHANT ZIP: AMAZON.COM*B98039SK2 SEATTLE WA MCC: 5942 MERCHANT ZIP:	51.74

IMPORTANT ACCOUNT INFORMATION

\$0 - \$371.58 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 03/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

TOTAL *FINANCE CHARGE* PAID IN 2025 \$0.00

REWARDS SUMMARY

Previous Cashback Balance	\$5.97	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$0.76	\$0-\$500,000 = 0.25%
New Cashback Balance	\$0.00	\$500,001-\$1,500,000 = 0.60%
Cash Back Credited this Month	\$6	\$1,500,00-\$4,000,000 = 0.75%
Your cashback will be award on	Feb 2026	\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	28	\$0.00

(v) = variable (f) = fixed

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

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

Closing Date 28-Feb-26
Payment Date 25-Mar-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	BankFee
2/6/2026	Amazon	Supplies	24.19	24.19		
2/9/2026	Amazon	Supplies	53.62	53.62		
2/9/2026	Amazon	Supplies	42.00	42.00		
2/14/2026	Amazon	Supplies	73.98	73.98		
2/15/2026	Amazon	Supplies	57.78	57.78		
2/22/2026	Amazon	Supplies	51.74	51.74		
2/28/2026	Valley OneCard	Annual Bank Fee	75.00			75.00
2/28/2026	Valley OneCard	Cash Reward	(6.73)			(6.73)
TOTAL			\$ 371.58	\$ 303.31	\$ -	68.27
				57200-4619	51300-4901	51300-4901

Order Summary

Order placed February 5, 2026 Order # 111-1852161-3280207

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:	\$24.19
Shipping & Handling:	\$0.00
Total before tax:	\$24.19
Estimated tax to be collected:	\$0.00
Grand Total:	\$24.19

Arriving tomorrow



AQUA CREST XWF Replacement for GE® XWF, NSF Certified Refrigerator Water Filter, 3 Filters (Not XWFE®)
Sold by: Water Purity Expert
Supplied by: Other
\$24.19

[Back to top](#)

Order Summary

Order placed February 8, 2026 Order # 111-3350040-6646601

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:	\$42.00
Shipping & Handling:	\$0.00
Total before tax:	\$42.00
Estimated tax to be collected:	\$0.00
Grand Total:	\$42.00

Arriving Thursday



GEN Standard Bath Tissue, White Toilet Paper, 2-Ply, 4 x 3, 400 Sheets/Roll, Individually Wrapped, Commercial Case of 96 Rolls, Fits Standard-Roll Dispensers, Strong and Reliable
Sold by: Amazon.com
Supplied by: Other
\$42.00

[Back to top](#)

Order Summary

Order placed February 8, 2026 Order # 111-4059946-7509034

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:	\$53.62
Shipping & Handling:	\$0.00
Total before tax:	\$53.62
Estimated tax to be collected:	\$0.00
Grand Total:	\$53.62

Arriving Tuesday



Tork Multifold Hand Towel, Natural, 100% recycled, FSC certified, Compatible with H2 Dispensers, 16 packs x 250 sheets (MK520A)

Sold by: Amazon.com
Supplied by: Other
\$36.62

Arriving Tuesday



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

Sold by: Amazon.com
Supplied by: Other
\$17.00

Return to top

Order Summary

Order placed February 14, 2026 Order # 111-3323054-8209809

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:	\$73.98
Shipping & Handling:	\$0.00
Total before tax:	\$73.98
Estimated tax to be collected:	\$0.00
Grand Total:	\$73.98

Arriving tomorrow



Donut Café - Coffee Gourmet Pods, Classic Blend, Medium Roast - Non-GMO, Gluten Free - Compatible with Keurig K Cup Brewers - Smooth & Delicious - 80 Count

Sold by: Amazon.com
Supplied by: Other
\$33.99



Wireless Keyboard and Mouse Backlit - Typewriter Keyboard with Magnetic Wrist Rest, Retro Round Keycaps, Light Up Letters, 2.4GHz Cordless Combo for Mac, Windows, PC, Laptop, Trueque [Upgraded]

Sold by: Trueq Tech
Supplied by: Other
\$39.99

[Back to top](#)

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Order Summary

Order placed February 14, 2026 Order # 111-4553004-4921058

Ship to

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

Payment method

Mastercard ending in 0442
[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$57.78
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$57.78
Estimated tax to be collected:	\$0.00
Grand Total:	\$57.78

Arriving overnight 4 AM – 8 AM



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

Sold by: Amazon.com

Supplied by: Other

2 \$28.89

[Back to top](#)

Order Summary

Order placed February 21, 2026 Order # 111-3299797-1861842

Ship to

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

Payment method

Mastercard ending in 0442

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$51.74
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$51.74
Estimated tax to be collected:	\$0.00
Grand Total:	\$51.74

Arriving overnight 7 AM – 11 AM



SPLENDA Zero Calorie Sweetener Value Pack, 800 Count Packets

Sold by: Amazon.com

Supplied by: Other

\$14.37



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

Sold by: Amazon.com

Supplied by: Other

\$37.37

[Back to top](#)



INVOICE

Customer ID:

22-95172-53005

Customer Name:

VERANDAHS COMMUNITY
DEVELOPMENT DISTRICT

Service Period:

03/01/26-05/31/26

Invoice Date:

02/20/2026

Invoice Number:

1173800-1568-7

Access Your Account

Visit wm.com/MyWM

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



Your Payment is Due

Mar 22, 2026

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

Your Total Due

\$79.61

If payment is received after 03/22/2026: **\$ 84.61**

Previous Balance	59.61	+	Payments	(59.61)	+	Adjustments	0.00	+	Current Invoice Charges	79.61	=	Total Account Balance Due	79.61
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IMPORTANT MESSAGES

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

*****Pasco County Customers:** We're excited to deliver your new waste and recycling carts! Additional charges on your bill are for monthly cart fees of \$5 per cart starting in April. Carts arrive mid to late March. Please begin using them March 30. More details are coming by mail.

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



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

Invoice Date	Invoice Number	Customer ID (Include with your payment)
02/20/2026	1173800-1568-7	22-95172-53005
Payment Terms	Total Due	Amount
Total Due by 03/22/2026	\$79.61	
If Received after 03/22/2026	\$84.61	

***** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED *****
Your bank account will be drafted \$79.61.

156800022951725300501173800000000796100000007961 3

I0290R19

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

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

DETAILS OF SERVICE				
Details for Service Location: Verandahs Community Development District, 12375 Chenwood Ave, Hudson FL 34669			Customer ID: 22-95172-53005	
Description	Date	Ticket	Quantity	Amount
Billing Debit CART FEE APR/MAY	04/01/26		1.00	10.00
Prorate Auto Recycle CART FEE APR/MAY RCY	04/01/26		1.00	10.00
Curb Service 2X Week	03/01/26		1.00	59.61
Recycle Curb Service 1X Week	03/01/26		1.00	0.00
Total Current Charges				79.61

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:

- AutoPay**
Set up recurring payments with us at wm.com/myaccount
- Online**
Use wm.com for quick and easy payments
- By Phone**
Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE

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

- 1** Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2** Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3** Service location details the total current charges of this invoice.

New Payment Platform

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

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

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

Complete Hub for account activity.
Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

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

<input type="checkbox"/> Check Here to Change Contact Info List your new billing information below. For a change of service address, please contact WM .	<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 150px;">Address 1</td><td></td></tr> <tr><td>Address 2</td><td></td></tr> <tr><td>City</td><td></td></tr> <tr><td>State</td><td></td></tr> <tr><td>Zip</td><td></td></tr> <tr><td>Email</td><td></td></tr> <tr><td>Date Valid</td><td></td></tr> </table>	Address 1		Address 2		City		State		Zip		Email		Date Valid		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 150px;">Email</td><td></td></tr> <tr><td>Date</td><td></td></tr> <tr><td>Bank Account Holder Signature</td><td></td></tr> </table>	Email		Date		Bank Account Holder Signature	
Address 1																					
Address 2																					
City																					
State																					
Zip																					
Email																					
Date Valid																					
Email																					
Date																					
Bank Account Holder Signature																					

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

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

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)



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 **02/18/2026**
Amount Due **515.92**
Current Charges Due **03/13/2026**

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
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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. 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 03/06/2026.



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: 02/18/2026

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	03/06/2026
TOTAL CHARGES DUE	515.92
DO NOT PAY	

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 **02/18/2026**
Amount Due **3,262.19**
Current Charges Due **03/13/2026**

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

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

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 03/06/2026.



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: 02/18/2026

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	03/06/2026
TOTAL CHARGES DUE	3,262.19
DO NOT PAY	

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 **02/18/2026**
Amount Due **43.00**
Current Charges Due **03/13/2026**

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				
01/16	13044	02/16	13071				27

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	31	1
Jan 2026	32	3
Feb 2025	29	1

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

Previous Balance 50.92
Payment 50.92CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 27 KWH @ 0.06090 1.64
Fuel Adjustment 27 KWH @ 0.04200 1.13
FL Gross Receipts Tax 1.07

Total Current Charges 43.00
Total Due E.F.T. 43.00



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. 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.

DO NOT PAY
Total amount will be electronically transferred on or after 03/06/2026.



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: 02/18/2026

District: BP13

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

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	43.00
DO NOT PAY	

000157343300000430000000430000



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 **02/18/2026**
Amount Due **42.80**
Current Charges Due **03/13/2026**

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				
01/16	1800	02/16	1825				25

Comparative Usage Information Average kWh		
Period	Days	Per Day
Feb 2026	31	1
Jan 2026	32	1
Feb 2025	29	1

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

Previous Balance 43.33
Payment 43.33CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 25 KWH @ 0.06090 1.52
Fuel Adjustment 25 KWH @ 0.04200 1.05
FL Gross Receipts Tax 1.07

Total Current Charges 42.80
Total Due E.F.T. 42.80



1 0 3 6 5 3 8 4

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

DO NOT PAY

Total amount will be electronically transferred on or after 03/06/2026.



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: 02/18/2026

District: BP13

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

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	42.80
DO NOT PAY	

000202677700000428000000428006



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 **02/18/2026**
Amount Due **289.02**
Current Charges Due **03/13/2026**

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				
01/16	97539	02/16	99897				2358

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	31	76
Jan 2026	32	39
Feb 2025	29	53

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 171.14
Payment 171.14CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 2,358 KWH @ 0.06090 143.60
Fuel Adjustment 2,358 KWH @ 0.04200 99.04
FL Gross Receipts Tax 7.22

Total Current Charges 289.02
Total Due E.F.T. 289.02



1 0 3 6 5 3 8 4

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

DO NOT PAY
Total amount will be electronically transferred on or after 03/06/2026.



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: 02/18/2026

District: BP13

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

Electronic Funds Transfer on or after	03/06/2026
TOTAL CHARGES DUE	289.02
DO NOT PAY	

000209548900002890200002890203