



Rizzetta & Company

The Verandahs Community Development District

**Board of Supervisors Meeting
June 2, 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	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

May 26, 2026

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

AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of The Verandahs Community Development District will be held on Tuesday, June 2, 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 Community Asset Management Report Tab 2
 - C. Red Tree
 - i. Review of Landscaper Comments..... Tab 3
 - ii. Review of Irrigation Report Tab 4
 - D. Hi-Trim
 - i. Review of Hi Trim Report Tab 5
 - E. District Counsel
 - F. District Engineer
 - G. District Clubhouse Manager
 - i. Review of Clubhouse Manager Report..... Tab 6
 - H. District Manager
 - i. Review of District Manager’s Report Tab 7
- 4. BUSINESS ITEMS**
 - A. Presentation of FY 2026-2027 Proposed Budget Tab 8
 - i. Consideration of Resolution 2026-02; Approving
FY 2026-2027 Proposed Budget & Setting Public
Hearing Tab 9

- 5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Regular Meeting held on May 5, 2026 Tab 10
 - B. Consideration of Operation and Expenditures
for April 2026 Tab 11
- 6. **SUPERVISOR REQUESTS**
- 7. **ADJOURNMENT**

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

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: 2026-05-20

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

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

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SITE ASSESSMENTS

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PONDS210, 220, 230 _____ 5

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MANAGEMENT/COMMENTS SUMMARY _____ 6, 7

SITE MAP _____ 8

10

Comments:

Normal growth observed
Site is experiencing mild submersed vegetation within it. Beneficials are looking well and shorelines are clear of weeds.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

20

Comments:

Site looks good
This site is looking well. Few pieces of trash seen. Shorelines are clear and free of nuisance growth.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

30

Comments:

Site looks good
Site is looking well. Water levels are very low and erosion is present on homeowners shoreline.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

40

Comments:

Normal growth observed
Site has submersed aquatic vegetation present. Beneficials line the perimeter of site and they are looking well.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



F50

Comments:

Normal growth observed
Very minor growth on shoreline of site. Low water levels. Flow structure is in good condition.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



60

Comments:

Normal growth observed
Site has some minor algae. Trash in pond cove in which technician will be informed about.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 210

Comments:

Site looks good
Site and flow structure are in good condition.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 220

Comments:

Normal growth observed
Site has a surface algae bloom.
Perimeter of site has a healthy population of beneficials.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 230

Comments:

Normal growth observed
Site is experiencing a PA bloom.
This will be treated and followed up on to ensure it clears up. Site has low water levels.



Action Required:

Routine maintenance next visit

Target:

Planktonic algae

Site: F70

Comments:

Normal growth observed
Minor algae noted within site.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Management Summary

We are still experiencing low water levels and seeing more submersed aquatic vegetation due to exposed banks for this month of May. There were algae and slender pop ups on a few sites but they have been treated and may take up to 14 days for results. Site #10 had some concerns of trash being washed into pond, which technician has picked up. We will continue to maintain sites and keep an eye out for erosion/broken waterway structures.

Site F50 had surface algae last month and it has cleared up nicely.
Sites 60, 220 and 230 had some algae growth present.
Sites 10 and 40 had submersed vegetation growth.

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

Thanks for choosing Solitude Lake Management!

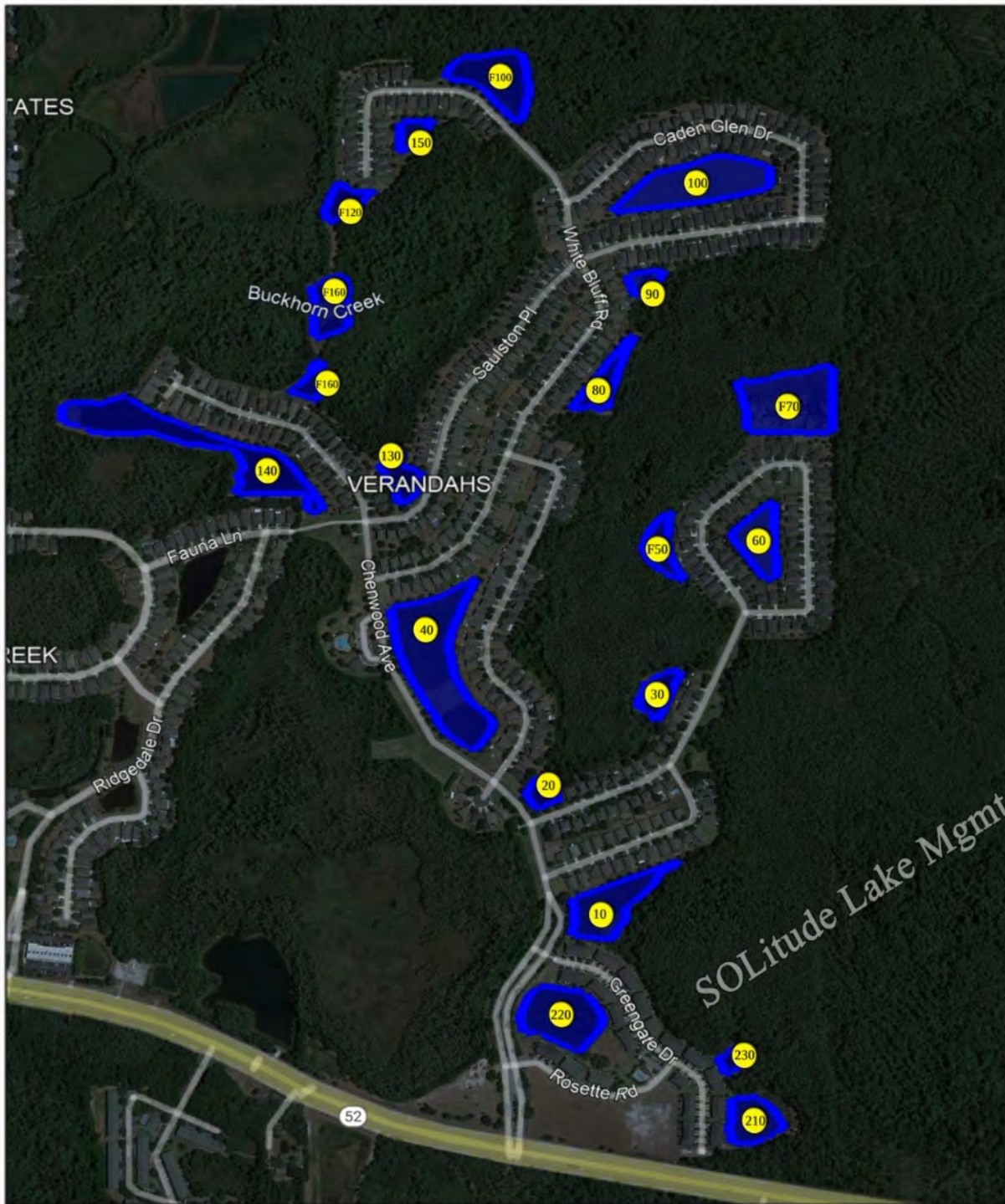
Site	Comments	Target	Action Required
10	Normal growth observed	Submersed vegetation	Routine maintenance next visit
20	Site looks good	Species non-specific	Routine maintenance next visit
30	Site looks good	Species non-specific	Routine maintenance next visit
40	Normal growth observed	Submersed vegetation	Routine maintenance next visit
F50	Normal growth observed	Shoreline weeds	Routine maintenance next visit
60	Normal growth observed	Surface algae	Routine maintenance next visit
210	Site looks good	Species non-specific	Routine maintenance next visit
220	Normal growth observed	Surface algae	Routine maintenance next visit
230	Normal growth observed	Planktonic algae	Routine maintenance next visit
F70	Normal growth observed	Surface algae	Routine maintenance next visit



The Verandahs CDD

Hudson, FL

1-888-480-5253



NPM 04/2022

Tab 2

THE VERANDAHS

COMMUNITY ASSET MANAGEMENT REPORT



May 15, 2026

Rizzetta & Company

Dylan Campbell – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, White Bluff Road

General Updates, Recent & Upcoming Maintenance Events

- **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.
- **Ornamentals – June Fertilization Guidelines:** Ornamental plantings will receive an application of complete fertilizer at a rate of 4–6 lbs. N per 1,000 sq. ft., with a total of 750 lbs. to be applied. This application is intended to support healthy foliage development, improve overall plant vigor, and promote consistent growth throughout the landscape. Proper fertilization also enhances color retention, strengthens root development, and supports long-term plant health within ornamental beds.

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: The condition of the tree at the end of the roadway was previously discussed with the vendor, who intends to allow additional time for recovery. Currently, the tree remains largely without foliage and continues to show signs of decline. (Pic 1)



2. Flood Comp. Area 100: Intermittent browning spots were still observed within the turf between the roadway and pond edges, though conditions appear improved compared to prior months. (Pic 2)



Flood Comp. Area 100, White Bluff Road, Pond 130

3. Flood Comp. Area 100 : Missing turf and exposed sand were observed behind a light pole at the far east end of the turf area between the roadway and flood area; consideration may be given to replacement despite the area being largely out of view. (Pic 3)



5. White Bluff Road (Pump Station): Intermittent weed and grass growth was observed within the plant beds surrounding the fencing; consistent removal is recommended to maintain a cleaner appearance and reduce competition within the beds. (Pic 5)



4. White Bluff Road (Pump Station): A stump from a previously cut privacy hedge remains within the rear pump station plant beds; if recovery is not anticipated, removal is recommended to reduce the risk of disease or fungal activity within the bed. (Pic 4)



6. Pond 130: Small areas of dry and browning turf were noted along the pond easement. Evaluation of irrigation coverage is recommended to confirm these areas are receiving adequate and efficient watering. (Pics 6A & 6B>)



Pond 140, Chenwood Avenue

7. **Pond 140:** Dollarweed activity has notably decreased along the north side of the pathway leading to Fauna Lane since the previous inspection; however, browning turf and exposed soil remain present due to turf loss. (Pic 7)



10. **Chenwood Avenue (Pump Station):** Plant beds along the south-facing side of the fenced area are currently without plantings. This leaves the pump station highly visible from the roadway as residents and visitors enter the community via the main avenue. (Pic 10)



8. **Chenwood Avenue (Pump Station):** Browning and dry turf was observed in a large section on the rear side of the fenced area; inspection for contributing factors and confirmation of optimal irrigation coverage are recommended. (Pic 8>)



9. **Chenwood Avenue (Pump Station):** Mulched beds and turf surrounding the pump station were observed to be cleanly detailed and well maintained, with no significant weed growth present. (Pic 9>)



Amenity Center

11. Amenity Center: Browning and dry turf was observed in a large section between the pool area and playground; while likely influenced by regular foot traffic, inspection for additional contributing factors and confirmation of effective irrigation coverage are requested. (Pic 11)



13. Amenity Center: Strong basal regrowth was observed within the plantings in the circular beds on the far side of the parking lot; however, the plants have not yet been cut back to the ground. Cutback is recommended to support uniform regrowth, improve appearance, and remove remaining dead material that may hinder healthy development. (Pic 13)



12. Amenity Center: Significant areas of browning and extremely dry turf were observed between the pool area and amenity center along the plant beds surrounding the pool. An update on the most recent wet-check is requested, along with confirmation of adequate irrigation coverage and evaluation for potential disease, fungal activity, or other contributing factors. Due to the prominence of this location, priority attention is recommended. (Pics 12A & 12B>)



14. General Note, Ponds: Pond edges throughout the community were observed to be well maintained, with only minimal turf weed activity present. The consistent upkeep of these areas contributes positively to the overall landscape presentation and helps maintain a clean, attractive appearance around the community's water bodies.



Amenity Center, Chenwood Avenue, Pond 40

15. Amenity Center: Dry and suffering turf was observed in multiple patches between the parking lot and Chenwood Avenue; request the most recent wet-check results and inspection for contributing factors to the decline. As this is a highly visible area within the community, prompt attention is recommended. (Pic 15)



17. Chenwood Avenue: Struggling turf was again observed on the west-side easement south of the amenity center; this condition was previously reported and appears to be continuing to decline. (Pics 17A & 17B)



16. Pond 40: Struggling, browning, and dead sod was observed in multiple patches along the roadside easement between Chenwood Avenue and the pond, with intermittent weed presence throughout the turf; request confirmation of adequate irrigation coverage and investigation into contributing factors. (Pics 16A & 16B>)



Pond 40, Chenwood Avenue, Southbridge Terrace, Luftburrow Ln

18. Pond 40: Significant turf loss with exposed sand and weed presence was observed near the southern end of the easement between the avenue and pond, extending from the sidewalk to the nearby mulched tree ring; consideration should be given to sod replacement after irrigation restrictions are lifted. Request confirmation of irrigation head operation and inspection for chinch bugs and other contributing factors. (Pic 18)



20. Southbridge Terrace: Thinning turf and exposed soil were observed around the storm drain within the east-side CDD easement; consideration should be given to reseeding to improve turf coverage, stabilize the soil, and enhance overall appearance. (Pic 20)



19. Chenwood Avenue: Browning turf within the CDD-owned lot north of the Southbridge Terrace intersection appears to be worsening since the previous report; request confirmation of any underlying contributors beyond drought-related stress. (Pic 19)



21. Luftburrow Lane: Additional circular areas of declining turf were observed throughout the park area at the intersection of Royston Bend, increasing from two documented locations during the previous inspection to four during this inspection; investigation for brown patch, fungal activity, or other contributing factors is recommended to prevent further spread and damage. (Pic 21)



Luftburrow Lane, Royston Bend

22. Luftburrow Lane: Browning and dry turf was observed in a linear section within the previously referenced park area on the east side of the roadway; request confirmation of optimal irrigation coverage and inspection to determine whether the same issue affecting the nearby circular decline spots is contributing to this condition. (Pic 22)



24. Luftburrow Lane: Missing turf and exposed sand were observed surrounding a streetlight within the east-side easement; inspection for mole cricket activity and irrigation damage is recommended, as substantial sand washout into the roadway was present. (Pic 24)



23. Royston Bend: Missing turf and exposed soil were observed surrounding a streetlight just before the Luftburrow Lane intersection; while the condition may be associated with vehicle activity, inspection for mole cricket activity is recommended due to the area's proximity to the light. (Pic 23)



25. Luftburrow Lane: Browning and thinning turf was observed in large linear sections along the west-side easement leading to Jillian Circle; while vehicle activity may be a possible factor, inspection for additional contributing causes and confirmation of adequate irrigation coverage are recommended. (Pic 25)



Chenwood Avenue

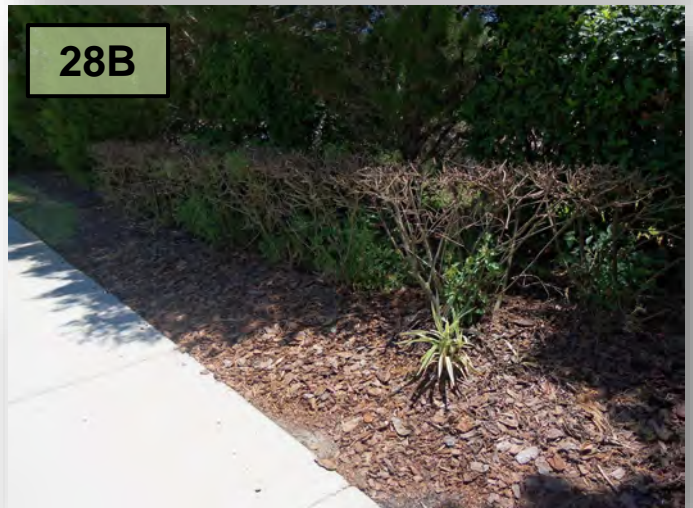
26. Chenwood Avenue: Browning turf on the CDD-owned lot south of the Southbridge Terrace intersection appears to have expanded since the previous report; inspection for disease and confirmation of optimal irrigation coverage are recommended. (Pic 26)



28. Chenwood Avenue: Freeze-damaged plantings within the entryway medians have been cut back to the base, though similar plantings within the roadway easements remain uncut; cutback is recommended to support uniform regrowth and remove dead material that may hinder healthy recovery. (Pics 28A, 28B)



27. Chenwood Avenue: Thinning groundcover was observed in small sections of the bullnoses plantings surrounding the community entry and exit gates; inspection for contributing factors is recommended, as these plantings are typically resilient. (Pic 27)



29. General Note, Community Entry: Grasses throughout the entryway were observed to be healthy, green, and well maintained, contributing to a clean and attractive landscape presentation.

Chenwood Avenue, Annuals

30. Chenwood Avenue: The previously reported exposed soil area resulting from a mainline break has been remulched, restoring a cleaner and more maintained appearance. (Pic 30)



31. Chenwood Avenue, Annuals: Wilting annuals were observed within the entryway beds, though overall color presentation remains strong and weed presence was minimal; request confirmation of adequate irrigation coverage and inspection for contributing factors such as heat stress, nutrient deficiency, transplant stress, or disease due to the high visibility of this area. (Pic 31)



Proposals

10. Chenwood Avenue (Pump Station): In conjunction with item #10 provide a proposal to fill in the plant beds with privacy hedges to obscure the pump station from view of the main Avenue.



Tab 3

THE VERANDAHS

COMMUNITY ASSET MANAGEMENT REPORT



May 15, 2026

Rizzetta & Company

Dylan Campbell – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, White Bluff Road

General Updates, Recent & Upcoming Maintenance Events

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1. **White Bluff Road:** The condition of the tree at the end of the roadway was previously discussed with the vendor, who intends to allow additional time for recovery. Currently, the tree remains largely without foliage and continues to show signs of decline. (Pic 1)

2. **Flood Comp. Area 100:** Intermittent browning spots were still observed within the turf between the roadway and pond edges, though conditions appear improved compared to prior months. (Pic 2) - **Area treated and fertilized April 19th.**



1 – Replacement scheduled from mid-June.

Flood Comp. Area 100, White Bluff Road, Pond 130

3. **Flood Comp. Area 100** : Missing turf and exposed sand were observed behind a light pole at the far east end of the turf area between the roadway and flood area; consideration may be given to replacement despite the area being largely out of view. (Pic 3) - [A proposal can be submitted upon request.](#)



5. **White Bluff Road (Pump Station)**: Intermittent weed and grass growth was observed within the plant beds surrounding the fencing; consistent removal is recommended to maintain a cleaner appearance and reduce competition within the beds. (Pic 5) - [Completed](#)



4. **White Bluff Road (Pump Station)**: A stump from a previously cut privacy hedge remains within the rear pump station plant beds; if recovery is not anticipated, removal is recommended to reduce the risk of disease or fungal activity within the bed. (Pic 4) - [Completed](#)



6. **Pond 130**: Small areas of dry and browning turf were noted along the pond easement. Evaluation of irrigation coverage is recommended to confirm these areas are receiving adequate and efficient watering. (Pics 6A & 6B) - [Treated and fertilized on May 21st.](#)



6 - Drought stress verified by irrigation.

Pond 140, Chenwood Avenue

7. **Pond 140:** Dollarweed activity has notably decreased along the north side of the pathway leading to Fauna Lane since the previous inspection; however, browning turf and exposed soil remain present due to turf loss. (Pic 7) - [Treated and fertilized](#).



10. **Chenwood Avenue (Pump Station):** Plant beds along the south-facing side of the fenced area are currently without plantings. This leaves the pump station highly visible from the roadway as residents and visitors enter the community via the main avenue. (Pic 10)



8. **Chenwood Avenue (Pump Station):** Browning and dry turf was observed in a large section on the rear side of the fenced area; inspection for contributing factors and confirmation of optimal irrigation coverage are recommended. (Pic 8>) - [Treated and fertilized](#).



9. **Chenwood Avenue (Pump Station):** Mulched beds and turf surrounding the pump station were observed to be cleanly detailed and well maintained, with no significant weed growth present. (Pic 9>) - [Noted](#).



7 – Drought stress verified by irrigation.

Amenity Center

11. Amenity Center: Browning and dry turf was observed in a large section between the pool area and playground; while likely influenced by regular foot traffic, inspection for additional contributing factors and confirmation of effective irrigation coverage are requested. (Pic 11)



12. Amenity Center: Significant areas of browning and extremely dry turf were observed between the pool area and amenity center along the plant beds surrounding the pool. An update on the most recent wet-check is requested, along with confirmation of adequate irrigation coverage and evaluation for potential disease, fungal activity, or other contributing factors. Due to the prominence of this location, priority attention is recommended. (Pics 12A & 12B>)



13. Amenity Center: Strong basal regrowth was observed within the plantings in the circular beds on the far side of the parking lot; however, the plants have not yet been cut back to the ground. Cutback is recommended to support uniform regrowth, improve appearance, and remove remaining dead material that may hinder healthy development. (Pic 13) - Completed.



14. General Note, Ponds: Pond edges throughout the community were observed to be well maintained, with only minimal turf weed activity present. The consistent upkeep of these areas contributes positively to the overall landscape presentation and helps maintain a clean, attractive appearance around the community's water bodies.

- Noted.



11 – Treated and fertilized.

11 – Drought stress verified by irrigation.

12 – Treated and fertilized.

12 – Drought stress verified by irrigation.

Amenity Center, Chenwood Avenue, Pond 40

15. Amenity Center: Dry and suffering turf was observed in multiple patches between the parking lot and Chenwood Avenue; request the most recent wet-check results and inspection for contributing factors to the decline. As this is a highly visible area within the community, prompt attention is recommended. (Pic 15)



17. Chenwood Avenue: Struggling turf was again observed on the west-side easement south of the amenity center; this condition was previously reported and appears to be continuing to decline. (Pics 17A & 17B)



16. Pond 40: Struggling, browning, and dead sod was observed in multiple patches along the roadside easement between Chenwood Avenue and the pond, with intermittent weed presence throughout the turf; request confirmation of adequate irrigation coverage and investigation into contributing factors. (Pics 16A & 16B>)



15 – Treated and fertilized.
15 – Drought stress verified by irrigation.
16 – Treated and fertilized.
16 – Drought stress verified by irrigation.

17 – Treated and fertilized.
17 – Drought stress verified by irrigation.

Pond 40, Chenwood Avenue, Southbridge Terrace, Luftburrow Ln

18. Pond 40: Significant turf loss with exposed^{dd} sand and weed presence was observed near the southern end of the easement between the avenue and pond, extending from the sidewalk to the nearby mulched tree ring; consideration should be given to sod replacement after irrigation restrictions are lifted. Request confirmation of irrigation head operation and inspection for chinch bugs and other contributing factors. (Pic 18) [Drought stress verified by irrigation; PC evaluated and treated.](#)



19. Chenwood Avenue: Browning turf within the CDD-owned lot north of the Southbridge Terrace intersection appears to be worsening since the previous report; request confirmation of any underlying contributors beyond drought-related stress. [Area experiencing drought stress](#)



20. Southbridge Terrace: Thinning turf and exposed soil were observed around the storm drain within the east-side CDD easement; consideration should be given to reseeded to improve turf coverage, stabilize the soil, and enhance overall appearance. (Pic 20) [Will provide a proposal of sod replacement upon request](#)



21. Luftburrow Lane: Additional circular areas of declining turf were observed throughout the park area at the intersection of Royston Bend, increasing from two documented locations during the previous inspection to four during this inspection; investigation for brown patch, fungal activity, or other contributing factors is recommended to prevent further spread and damage. (Pic 21) [PC treated area](#)



Luftburrow Lane, Royston Bend

22. Luftburrow Lane: Browning and dry turf was observed in a linear section within the previously referenced park area on the east side of the roadway; request confirmation of optimal irrigation coverage and inspection to determine whether the same issue affecting the nearby circular decline spots is contributing to this condition. (Pic 22)



23. Royston Bend: Missing turf and exposed soil were observed surrounding a streetlight just before the Luftburrow Lane intersection; while the condition may be associated with vehicle activity, inspection for mole cricket activity is recommended due to the area's proximity to the light. (Pic 23)
– Preventative treatment applied on May 21st.



22 – Treated and fertilized.
22 – Drought stress verified by irrigation.

24. Luftburrow Lane: Missing turf and exposed sand were observed surrounding a streetlight within the east-side easement; inspection for mole cricket activity and irrigation damage is recommended, as substantial sand washout into the roadway was present. (Pic 24)



25. Luftburrow Lane: Browning and thinning turf was observed in large linear sections along the west-side easement leading to Jillian Circle; while vehicle activity may be a possible factor, inspection for additional contributing causes and confirmation of adequate irrigation coverage are recommended. (Pic 25) – Treated and fertilized.



25 – Drought stress verified by irrigation.

24 – Preventative treatment applied on May 21st.
24- Irrigation repaired.

Chenwood Avenue

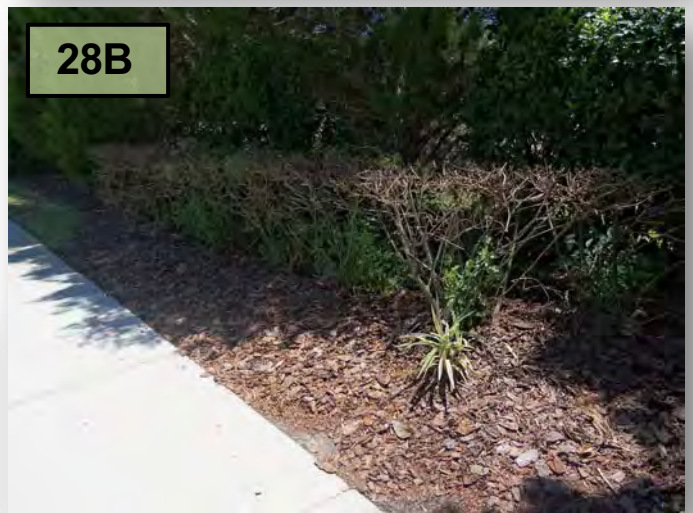
26. Chenwood Avenue: Browning turf on the CDD-owned lot south of the Southbridge Terrace intersection appears to have expanded since the previous report; inspection for disease and confirmation of optimal irrigation coverage are recommended. (Pic 26) - Treated and fertilized on May 21st.
- Irrigation verified.



28. Chenwood Avenue: Freeze-damaged plantings within the entryway medians have been cut back to the base, though similar plantings within the roadway easements remain uncut; cutback is recommended to support uniform regrowth and remove dead material that may hinder healthy recovery. (Pics 28A, 28B) - Will be completed by next inspection.



27. Chenwood Avenue: Thinning groundcover was observed in small sections of the bullnose plantings surrounding the community entry and exit gates; inspection for contributing factors is recommended, as these plantings are typically resilient. (Pic 27) Decline from drought stress.



29. General Note, Community Entry: Grasses throughout the entryway were observed to be healthy, green, and well maintained, contributing to a clean and attractive landscape presentation. - Noted.



Chenwood Avenue, Annuals

30. Chenwood Avenue: The previously reported exposed soil area resulting from a mainline break has been remulched, restoring a cleaner and more maintained appearance. (Pic 30) - [Noted](#).

[Note - Turf issues are recovering.](#)



31. Chenwood Avenue, Annuals: Wilting annuals were observed within the entryway beds, though overall color presentation remains strong and weed presence was minimal; request confirmation of adequate irrigation coverage and inspection for contributing factors such as heat stress, nutrient deficiency, transplant stress, or disease due to the high visibility of this area. (Pic 31) - [Irrigation verified and no issues found](#).



Proposals

10. Chenwood Avenue (Pump Station): In conjunction with item #10 provide a proposal to fill in the plant beds with privacy hedges to obscure the pump station from view of the main Avenue. Proposal in progress and will be provided



Tab 4



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May Inspection 2026

Date: May 04, 2026 11:54 am
Inspector: Chris War

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

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

Water Days as of May 04, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

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

Zone #1 - 05-04-26 11:54 am CDT



Zone #2 - 05-04-26 11:54 am CDT





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May Inspection 2026

Date: May 04, 2026 10:20 am
Inspector: Chris War

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

Controller	
Name	Clubhouse
Location	
Model	
Modules	11
Controller ID	147560

Water Days as of May 04, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

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

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

Zone #1 - 05-04-26 10:22 am CDT



Zone #2 - 05-04-26 10:23 am CDT



Zone #3 - 05-04-26 10:24 am CDT



Zone #4 - 05-04-26 10:25 am CDT



Zone #5 - 05-04-26 10:26 am CDT



Zone #6 - 05-04-26 10:26 am CDT



Zone #7 - 05-04-26 10:28 am CDT



Zone #8 - 05-04-26 10:30 am CDT



Zone #9 - 05-04-26 10:30 am CDT



Zone #10 - 05-04-26 10:32 am CDT



Zone #11 - 05-04-26 10:34 am CDT



Zone #12 - 05-04-26 10:36 am CDT



Zone #13 - 05-04-26 10:39 am CDT



Zone #14 - 05-04-26 10:40 am CDT



Zone #15 - 05-04-26 11:34 am CDT



Zone #16 - 05-04-26 11:37 am CDT



Zone #17 - 05-04-26 11:38 am CDT



Zone #18 - 05-04-26 11:39 am CDT



Zone #19 - 05-04-26 11:42 am CDT



Zone #20 - 05-04-26 11:45 am CDT



Zone #21 - 05-04-26 11:47 am CDT





powered by SmartLink Network ®

May Inspection 2026

Date: May 04, 2026 7:31 am
Inspector: Chris War

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

Controller	
Name	Controller 1
Location	
Model	
Modules	20
Controller ID	147561

Water Days as of May 04, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	Every day of the week
Program D	

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	D- By gate	Pass										
2	D- Entrance island	Pass										
3	S- Sign island and entrance side	Pass										
4	S- Entrance side by SR 52	Pass										
A 6" spray head was replaced												
5	S- Second island	Pass										
6	S- North of Rosette Road	Pass										
7	S - Rosette to gate	Pass										
1" zone line break was fixed with 2 couplers and 4' of flex												
8	S- Sidewalk by gate	Pass										
9	S- Greengate Drive entrance	Pass										
10	S- North of Greengate and center	Pass										
11	S- South of Royston Bend	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
12	S- By pond at Luftburrow Lane	Pass										
13	S- Luftburrow to Southbridge Terrace,	Pass										
14	S- North of Southbridge	Pass										
15	S- North of zone 14	Pass										
16	R- Near lake	Pass										
17	S- Near controller	Pass										
18	R- South of controller	Pass										
19	S- North of gate	Pass										
20	R&S- At exit gate	Pass										
21	S- Exit side by SR 52	Pass										
22	S- Northeast side on Luftburrow	Pass										
23		Pass										
24	R- North end of Luftburrow	Pass										
25	R- Center of Luftburrow	Pass										
One4" rotor was replaced												
26	R- South end of Luftburrow	Pass										
A 4" rotor was replaced												
27		Pass										
28		Pass										
29		Pass										
30		Pass										
31		Pass										
32		Pass										
33		Pass										
34		Pass										
35		Pass										

Zone #1 - 05-04-26 7:35 am CDT



Zone #3 - 05-04-26 7:38 am CDT



Zone #4 - 05-04-26 7:38 am CDT



Zone #5 - 05-04-26 7:40 am CDT



Zone #6 - 05-04-26 7:45 am CDT



Zone #7 - 05-04-26 7:47 am CDT



Zone #7 - 05-04-26 9:42 am CDT



Zone #8 - 05-04-26 7:49 am CDT



Zone #9 - 05-04-26 7:53 am CDT



Zone #10 - 05-04-26 7:56 am CDT



Zone #11 - 05-04-26 8:02 am CDT



Zone #12 - 05-04-26 8:02 am CDT



Zone #13 - 05-04-26 8:02 am CDT



Zone #14 - 05-04-26 8:04 am CDT



Zone #15 - 05-04-26 8:06 am CDT



Zone #16 - 05-04-26 8:07 am CDT



Zone #17 - 05-04-26 8:12 am CDT



Zone #18 - 05-04-26 8:15 am CDT



Zone #19 - 05-04-26 8:16 am CDT



Zone #20 - 05-04-26 8:16 am CDT



Zone #21 - 05-04-26 8:20 am CDT



Zone #22 - 05-04-26 8:30 am CDT



Zone #24 - 05-04-26 8:33 am CDT



Zone #25 - 05-04-26 8:34 am CDT



Zone #25 - 05-04-26 8:34 am CDT



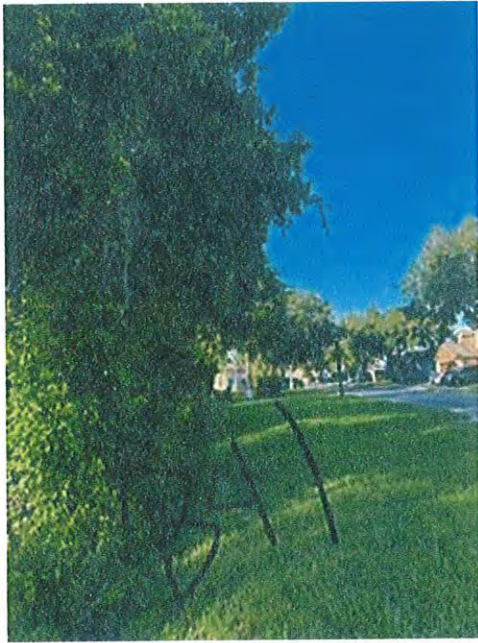
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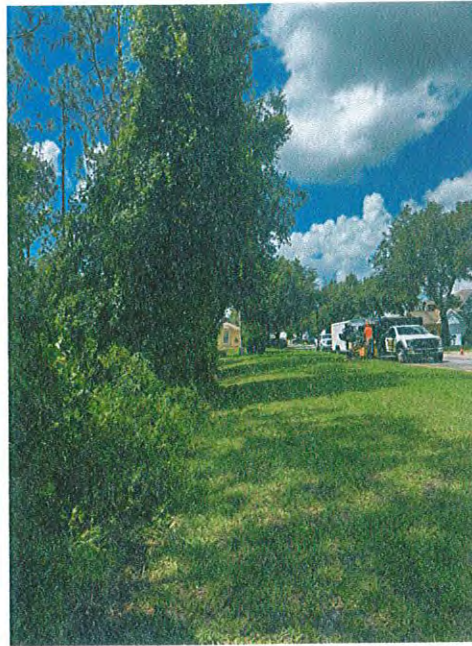
Tab 5

May

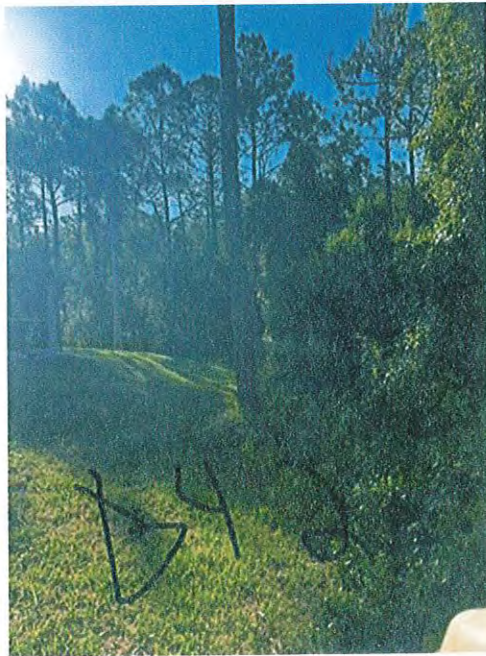
Before and After Pictures



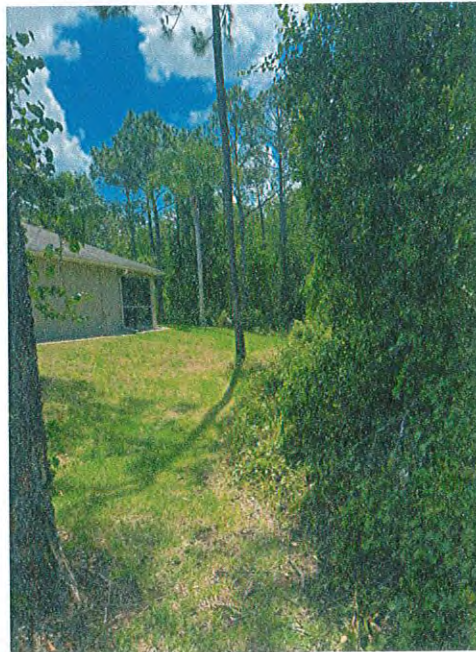
Before



After



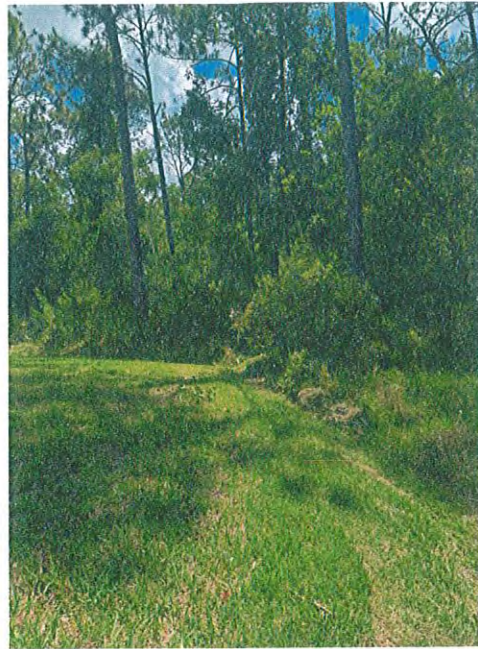
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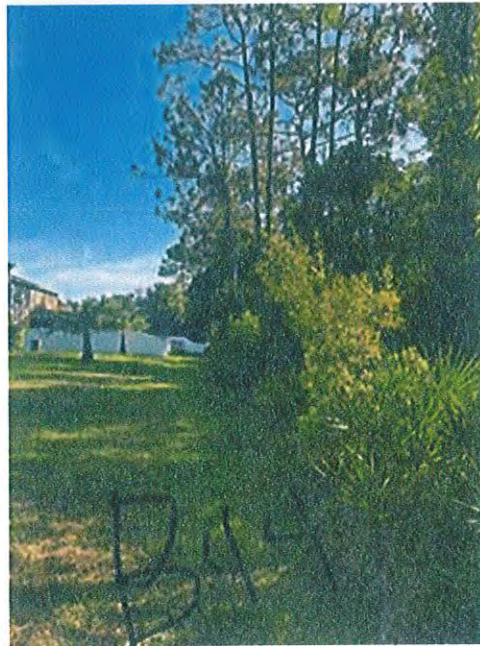
After



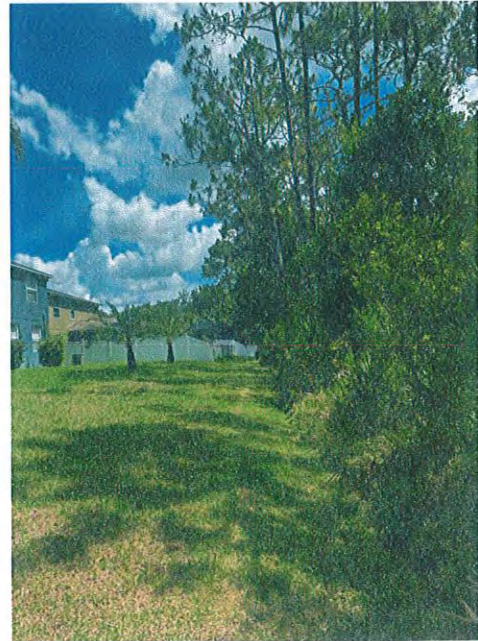
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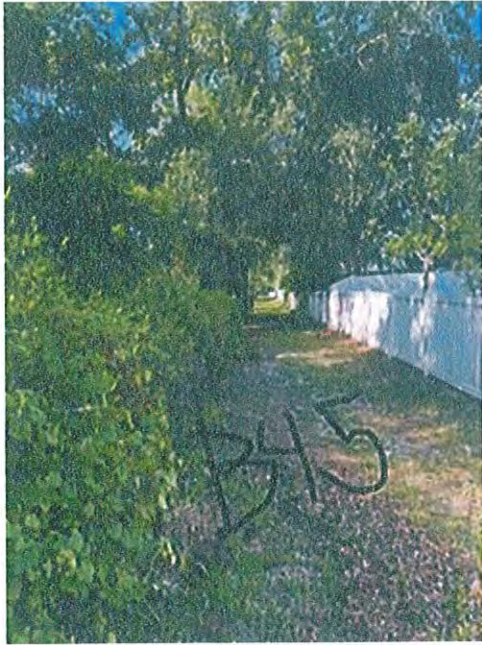
After



Before



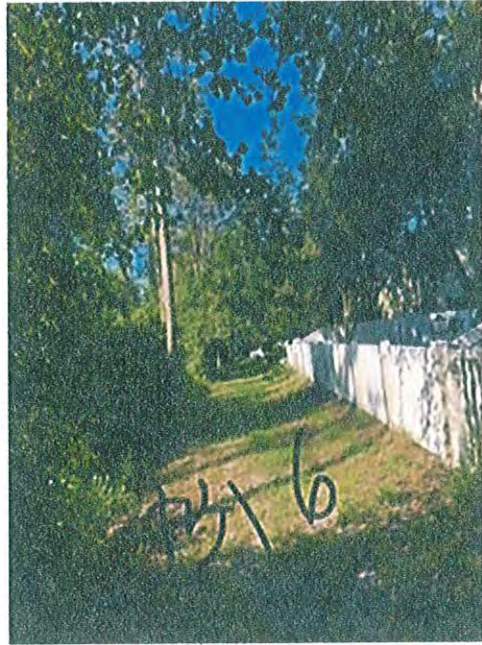
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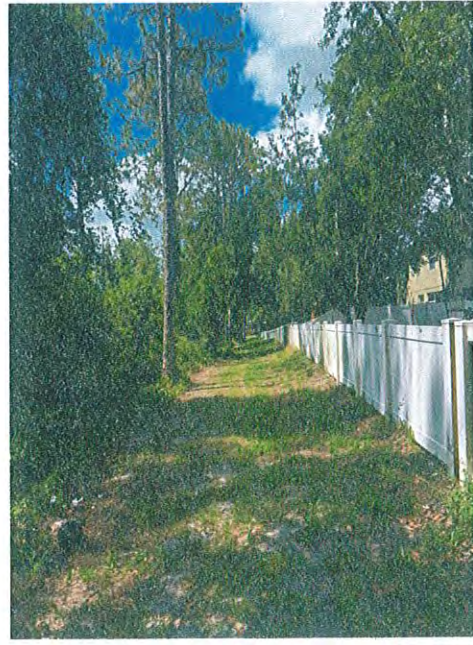
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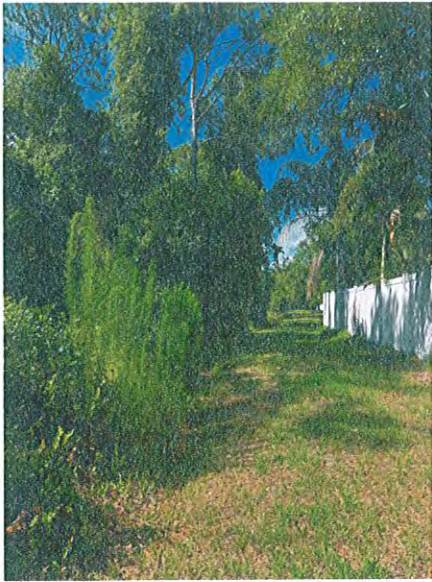
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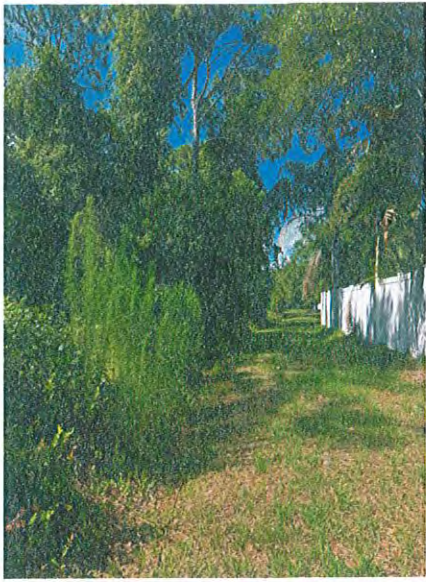
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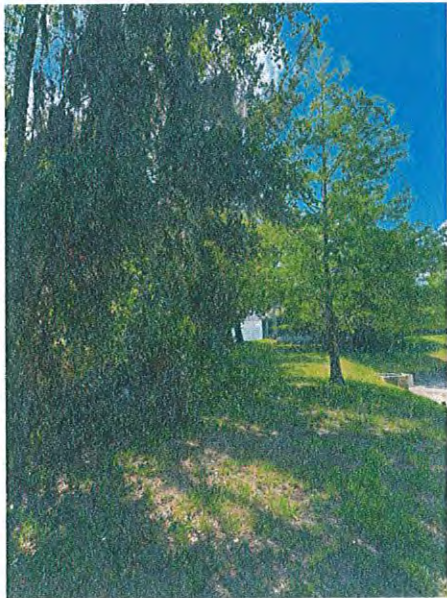
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Before



After

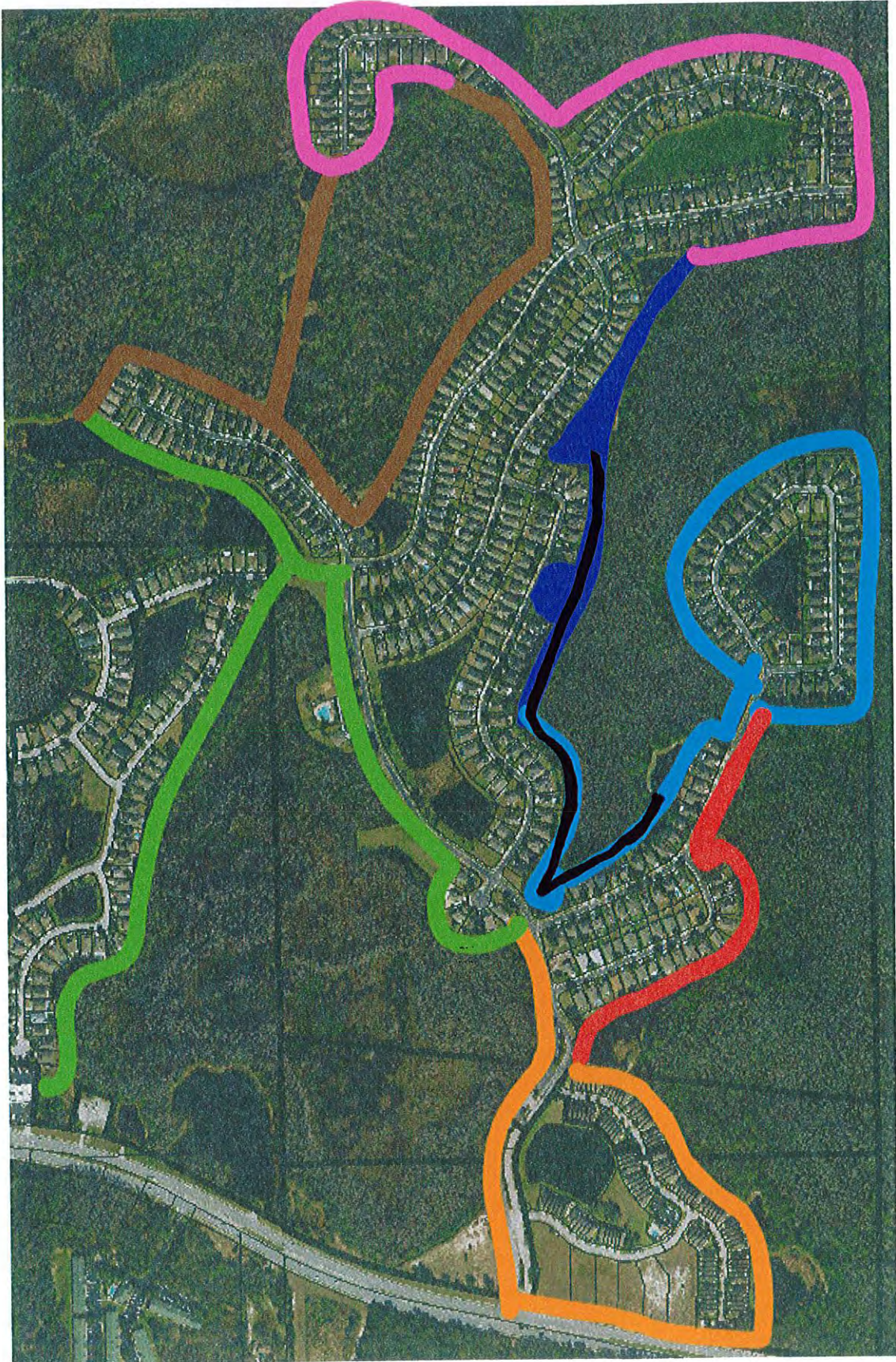
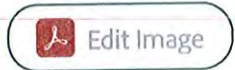


Before



After

May 2026



Tab 6

Operations Report - May 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:

- 5/2/2026: Keith Gambino Going Away Party
- 5/5/2026: Verandah's Board Meeting
- 5/7/2026: Men's Bible Study
- 5/9/2026: Donnett Beckford Baby Shower
- 5/14/2026: Men's Bible Study
- 5/16/2026: Shelly Hillard Graduation
- 5/18/2026: CCR Meeting
- 5/19/2026: ACC Meeting
- 5/21/2026: Men's Bible Study
- 5/23/2026: Desiree Finn Baby Shower
- 5/26/2026: HOA Meeting
- 5/28/2026: Men's Bible Study

- **Resident Payment Log:**
- Clubhouse Rental: Stefica Bekrija
- Clubhouse Keycard: Stefica Bekrija
- Clubhouse Rental: Lindsey Pace
- Clubhouse Rental: Carlo DeLeo

Debit Card Reimbursement

- Amazon: \$14.99 Monthly Subscription
 - Amazon: \$88.42
- Total: \$103.41

- **Suggestions/ Concerns:**
- The Clubhouse Computer is not set Up to Safe Touch Security System, Safe touch wants \$175.00 an hour to Add the computer onto the system, as Per safe touch if our computer is not Compatible with their system to prevent any Future problems they said it would be best To purchase an apple laptop and connect The system to the laptop instead of the desk Top.

Tab 7



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UPCOMING DATES TO REMEMBER

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

June 2

**District
Manager's
Report**

2026

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<u>FINANCIAL SUMMARY</u>	<u>4/30/2026</u>
General Fund Cash & Investment Balance:	\$672,518
Reserve Fund Cash & Investment Balance:	\$315,881
Debt Service Fund Investment Balance:	\$409,901
Total Cash and Investment Balances:	\$1,398,300
General Fund Expense Variance:	\$4,143 Over Budget

Tab 8



Rizzetta & Company

The Verandahs Community Development District

verandahscdd.org

**Proposed Budget
for
Fiscal Year 2026/2027**

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Rizzetta & Company

Proposed Budget
The Verandahs Community Development District
 General Fund
 Fiscal Year 2026/2027

Comments

Chart of Accounts Classification		Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
59	Stormwater System Maintenance	\$ -	\$ -	\$ 3,500	\$ 3,500	\$ 3,500	\$ -
60	Other Physical Environment						
61	Entry & Walls Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
62	Fire Ant Treatment	\$ -	\$ -	\$ 3,450	\$ 3,450	\$ 3,200	\$ (250)
63	General Liability Insurance	\$ 4,845	\$ 4,845	\$ 5,142	\$ 297	\$ 5,330	\$ 188
64	Holiday Decorations	\$ 1,393	\$ 2,388	\$ 1,800	\$ (588)	\$ 1,800	\$ -
65	Irrigation Maintenance & Repairs	\$ 20,432	\$ 35,026	\$ 19,000	\$ (16,026)	\$ 37,800	\$ 18,800
66	Landscape - Annuals	\$ 4,537	\$ 7,778	\$ 5,000	\$ (2,778)	\$ 4,608	\$ (392)
67	Landscape - Fertilization & Pest	\$ 12,163	\$ 20,851	\$ 20,850	\$ (1)	\$ 21,892	\$ 1,042
68	Landscape - Mulch	\$ 14,300	\$ 24,514	\$ 10,000	\$ (14,514)	\$ 15,000	\$ 5,000
69	Landscape Inspection Services	\$ 7,175	\$ 12,300	\$ 12,300	\$ -	\$ 13,500	\$ 1,200
70	Landscape Maintenance	\$ 55,737	\$ 95,549	\$ 95,550	\$ 1	\$ 108,518	\$ 12,968
71	Landscape Replacement Plants, Shrubs, Trees	\$ 27,785	\$ 47,631	\$ 30,000	\$ (17,631)	\$ 40,000	\$ 10,000
72	Property Insurance	\$ 5,039	\$ 5,039	\$ 6,582	\$ 1,543	\$ 4,787	\$ (1,795)
73	Rust Prevention	\$ 7,500	\$ 12,857	\$ 15,000	\$ 2,143	\$ 15,000	\$ -
74	Tree Trimming Services	\$ 17,490	\$ 29,983	\$ 28,440	\$ (1,543)	\$ 31,000	\$ 2,560
75	Turf / Shrubs / Trees Treatment	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 6,000	\$ -
76	Parks & Recreation						
77	Clubhouse - Facility Janitorial Service	\$ 2,700	\$ 4,629	\$ 4,900	\$ 271	\$ 4,900	\$ -
78	Computer Support, Maintenance & Repair	\$ -	\$ -	\$ 250	\$ 250	\$ 250	\$ -
79	Contract Employee Salaries	\$ 22,883	\$ 39,228	\$ 39,743	\$ 515	\$ 43,410	\$ 3,667
80	Facility A/C & Heating Maintenance & Repair	\$ 149	\$ 255	\$ 500	\$ 245	\$ 500	\$ -
81	Facility Supplies	\$ 2,181	\$ 3,739	\$ 5,000	\$ 1,261	\$ 5,000	\$ -
82	Fitness Equipment Maintenance & Repairs	\$ 370	\$ 634	\$ 2,500	\$ 1,866	\$ 2,500	\$ -
83	Fitness Equipment Service Contract	\$ -	\$ -	\$ 4,200	\$ 4,200	\$ -	\$ (4,200)
84	Maintenance & Repair	\$ 3,421	\$ 5,865	\$ 6,000	\$ 135	\$ 6,000	\$ -
85	Management Contract	\$ 7,146	\$ 12,250	\$ 12,250	\$ (0)	\$ 13,250	\$ 1,000
86	Office Supplies	\$ -	\$ -	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
87	Pest Control	\$ 360	\$ 617	\$ 1,400	\$ 783	\$ 1,400	\$ -

Structure Maintenance Items DE
Contracted Rate
Based on EGIS estimate
Increase CDD funds for holiday decorations
\$7800 for irrigation + \$30,000 projects over and above
Contracted Rate: \$1152/per rotation
Contracted Rate: \$15,592 for Fertilization + \$6300 for Pest Control = \$21,892
Based on FY 25/26 costs
Increase in costs for FY 26/27
Contracted Rate: \$100,328 for landscaping + \$8190 for irrigation = \$108,518
Based on cost for FY 25/26
Based on EGIS estimate
Per contract Suncoast Rust Control- \$1250 Month/\$15K annual
Hi-Trim Contracted Rate + Maintaining Greengate @ \$170/mo.
Suncoast Sparking Revised Contract \$375 month + 1 off extra cleanings (BOS approved 4 total= \$400)
Increase in costs for FY 26/27
Same
Lease term satisfied
Same
Increase in costs for FY 26/27
Same
Average annual cost Nvirotect/Antipest

Proposed Budget
The Verandahs Community Development District
Reserve Fund
Fiscal Year 2026/2027

Comments

Chart of Accounts Classification		Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1							
2	ASSESSMENT REVENUES						
3							
4	<i>Special Assessments</i>						
5	Tax Roll*	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ -
6							
7	Assessment Revenue Subtotal	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ -
8							
9	OTHER REVENUES						
10							
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Interest Earnings	\$ 6,050	\$ 10,371	\$ -	\$ 10,371	\$ -	\$ -
13							
14	Other Revenue Subtotal	\$ 6,050	\$ 10,371	\$ -	\$ 10,371	\$ -	\$ -
15							
16	TOTAL REVENUES	\$ 31,050	\$ 35,371	\$ 25,000	\$ 10,371	\$ 25,000	\$ -
17							
18	EXPENDITURES						
19							
20	<i>Contingency</i>						
21	Capital Reserves	\$ 6,650	\$ 11,400	\$ 25,000	\$ 13,600	\$ 25,000	\$ -
22							
23	TOTAL EXPENDITURES	\$ 6,650	\$ 11,400	\$ 25,000	\$ 13,600	\$ 25,000	\$ -
24							
25	EXCESS OF REVENUES OVER EXPENDITURES	\$ 24,400	\$ 23,971	\$ -	\$ 23,971	\$ -	\$ -
26							

The Verandahs Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2016	Budget for 2026/2027
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$310,438.86	\$310,438.86
TOTAL REVENUES	\$310,438.86	\$310,438.86
EXPENDITURES		
Administrative		
Debt Service Obligation	\$310,438.86	\$310,438.86
Administrative Subtotal	\$310,438.86	\$310,438.86
TOTAL EXPENDITURES	\$310,438.86	\$310,438.86
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

GROSS ASSESSMENTS

\$329,973.28

Notes:

Tax Roll Collection Costs (2%) and EPD (4%) for Pasco County together are a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments Received.

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$701,215.00	2025/2026 O&M Budget:	\$583,933.00
Pasco County Collection Costs:	2%	\$14,919.47	2026/2027 O&M Budget:	\$701,215.00
Early Payment Discounts:	4%	\$29,838.94		
2026/2027 Total:		\$745,973.40	Total Difference:	\$117,282.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Single Family	Series 2016 Debt Service	\$593.10	\$593.10	\$0.00	0.00%
	Operations/Maintenance	\$1,123.34	\$1,348.96	\$225.62	20.08%
	Total	\$1,716.44	\$1,942.06	\$225.62	13.14%
Single Family (Prepaid)	Series 2016 Debt Service	\$48.39	\$48.39	\$0.00	0.00%
	Operations/Maintenance	\$1,123.34	\$1,348.96	\$225.62	20.08%
	Total	\$1,171.73	\$1,397.35	\$225.62	19.26%
Townhome	Series 2016 Debt Service	\$320.74	\$320.74	\$0.00	0.00%
	Operations/Maintenance	\$561.67	\$674.48	\$112.81	20.08%
	Total	\$882.41	\$995.22	\$112.81	12.78%
Townhome (Prepaid)	Series 2016 Debt Service	\$48.39	\$48.39	\$0.00	0.00%
	Operations/Maintenance	\$561.67	\$674.48	\$112.81	20.08%
	Total	\$610.06	\$722.87	\$112.81	18.49%

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$701,215.00
COLLECTION COSTS @	2.0%	\$14,919.47
EARLY PAYMENT DISCOUNTS @	4.0%	\$29,838.94
TOTAL O&M ASSESSMENT		\$745,973.40

UNITS ASSESSED		
LOT SIZE	O&M	SERIES 2016 DEBT SERVICE ⁽¹⁾
Single Family	494	494
Single Family (prepaid)	1	1
Town Home	115	115
Town Home (prepaid)	1	1
Total Community	611	611

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	494.00	89.33%	\$666,384.92
1.00	1.00	0.18%	\$1,348.96
0.50	57.50	10.40%	\$77,565.05
0.50	0.50	0.09%	\$674.48
	553.00	100.00%	\$745,973.40

PER LOT ANNUAL ASSESSMENT		
O&M	SERIES 2016 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$1,348.96	\$593.10	\$1,942.06
\$1,348.96	\$48.39	\$1,397.35
\$674.48	\$320.74	\$995.22
\$674.48	\$48.39	\$722.87

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

(\$44,758.40)

Net Revenue to be Collected:

\$701,215.00

⁽¹⁾ Reflects the number of total lots with Series 2016 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2016 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

⁽³⁾ Annual assessment that will appear on November 2026 Pasco County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Miscellaneous Revenues: The District may receive monies event rentals for such things as weddings, birthday parties, etc. for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.



Rizzetta & Company

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.



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Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance & Repairs: The District will incur expenditures related to the maintenance and repairs of the irrigation systems.

Tree Trimming Services: The District will incur expenditures to maintain trees within the District's boundaries as the District determines necessary.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Landscape Inspection Services: The District may contract for field management services to provide landscape maintenance oversight.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.



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Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse.

Special Events: Expenses related to functions such as holiday events for the public enjoyment.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Debt Service Obligation: This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Rizzetta & Company

Tab 9

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (the “**Board**”) of The Verandahs Community Development District (the “**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (the “**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Tuesday, August 4, 2026, at 6:30 p.m. at The Verandahs Amenity Center located at 12375 Chenwood Avenue, Hudson, Florida 34669.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least two days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on June 2, 2026.

Attested By:

**The Verandahs
Community Development District**

Name: _____
Title: Secretary/Assistant Secretary

Name: Stanley Haupt
Title: Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

Tab 10

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, May 5, 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 (via call)
Frances Thomson	Clubhouse Manager
Scott Ethier	DE, Dewberry Engineering
Amiee Brodeen	LIS, Rizzetta & Co., Inc.
Dylan Campbell	LIS, Rizzetta & Co., Inc.
Pete Lucadano	Representative, RedTree Landscape
John Burkett	Representative, RedTree Landscape

Audience	Not Present
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FIRST ORDER OF BUSINESS Call To Order

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

SECOND ORDER OF BUSINESS

Audience Comments

44 There were no audience members present for comments.

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47 **THIRD ORDER OF BUSINESS**

Staff Reports

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A. Solitude

The Board reviewed the aquatic report.

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B. Landscape Inspection Specialist

The Board reviewed the landscape inspection report and tabled the proposal to replace the plant life lost in the February freeze until the July meeting.

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The Board also stated that the island near the community entrance has been losing mulch. RedTree stated that they would trench the area to prevent the mulch from washing away.

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C. Red Tree

i. Review of Landscaper Comments

The Board reviewed the report.

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ii. Review of Irrigation Report

The Board reviewed the report.

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iii. Ratification of Proposal to Replace Controller at Dog Park

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On a motion by Mr. Basinger, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors ratified the Proposal for replacing the irrigation controller at the dog park from RedTree in the amount of \$420.78, for The Verandahs Community Development District.

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D. Review of the Hi Trim Report

The Board reviewed the report and requested that a representative from High Trim attend the June meeting to discuss the scope of work they are expected to perform for the district.

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E. District Counsel

A discussion ensued regarding the front gate and the hours of access to the public. The CDD will recommend the hours of 6 a.m. to 6 p.m., 7 days a week to the HOA and Supervisor May will report back to the Board at the June meeting whether the HOA Board is receptive to those hours.

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F. District Engineer

Mr. Either reported to the Board that he will be conducting the annual stormwater inspection this month and report his findings to the Board at the June meeting.

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G. Clubhouse Manager

i. Review of Clubhouse Manager's Report

Ms. Thomson reviewed her report with the Board. A discussion was held regarding whether to grant minors access to the clubhouse in the absence of a parent or guardian. In accordance with the existing amenities policies, the Board and District Counsel stated that if an individual does not have an access card to gain entry to the clubhouse they will not be permitted to enter.

H. District Manager

Mr. Craft reviewed the District Manager's report and informed the Board that the next meeting is scheduled for Tuesday, June 2, 2026, at 6:30 pm at The Verandahs Clubhouse, located at 12375 Chenwood Ave, Hudson, FL 34669.

Mr. Craft presented the Voter Registration Statistics to the Board informing them that as of April 15, 2026, there were 1,000 registered voters residing in the district.

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

FOURTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Regular Meeting held on April 7, 2026

On a motion by Ms. Nesheiwat, and seconded by Mr. Basinger, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on April 7, 2026, as amended, for The Verandahs Community Development District.

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FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for March 2026

On a motion by Ms. Nesheiwat and seconded by Mr. May, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for March 2026, totaling \$35,565.12, as presented, for The Verandahs Community Development District.

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SIXTH ORDER OF BUSINESS

Supervisor Requests

There were no requests made at this time.

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SEVENTH ORDER OF BUSINESS **Adjournment**

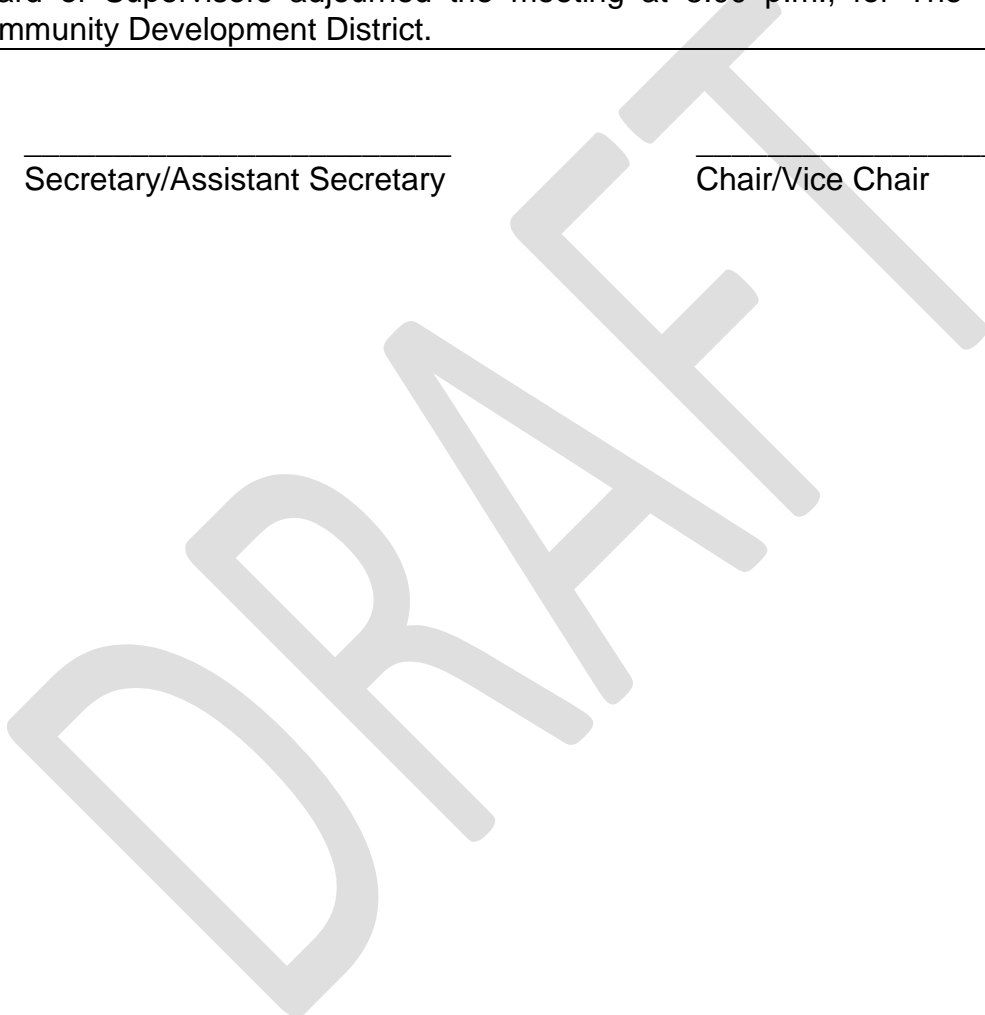
Mr. Craft stated that if there were no further business to come before the Board of Supervisors, then a motion to adjourn would be in order.

On a motion by Mr. Basinger, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors adjourned the meeting at 8:00 p.m., for The Verandahs Community Development District.

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Secretary/Assistant Secretary

Chair/Vice Chair



Tab 11

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 April 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$40,730.26**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brenton A. Basinger	300402	BB040726-266	Board of Supervisors Meeting 04/07/26	\$ 200.00
Dewberry Engineers, Inc.	300401	22482360	Engineering Services 02/26	\$ 945.00
Dewberry Engineers, Inc.	300414	22485491	Engineering Services 03/26	\$ 1,077.50
Digital South Communications, Inc.	300409	593527828	Phone Services 04/26	\$ 41.73
FitRev, Inc.	300408	38393	Fitness Equipment Maintenance & Repair 04/26	\$ 185.00
Florida Department of Revenue	20260422-1	6180183992632-042126	Sales & Use Tax 04/26	\$ 1.96
Frontier Communications of FL	20260421-1	72785677730731195-032526	Internet Services 04/26	\$ 181.99
Handyman with a Van	300410	100	Maintenance & Repairs 01/26	\$ 720.00
High Trim, LLC	300391	6946	Tree Services 04/26	\$ 2,370.00
Madison Laurino	300395	266-040426	Deposit Reimbursement 04/26	\$ 250.00
Pasco County Utilities	20260401-1	24129350	Water Services 02/26	\$ 85.18
Pest Sheild of St. Petersburg, Inc.	300398	7713255	Pest Control 04/26	\$ 90.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
RedTree Landscape Systems, LLC	300392	33702	Landscape Maintenance 04/26	\$ 10,350.00
RedTree Landscape Systems, LLC	300397	33802	Irrigation Repair 03/26	\$ 442.43
RedTree Landscape Systems, LLC	300399	33847	Irrigation Repair 03/26	\$ 41.25
RedTree Landscape Systems, LLC	300399	33848	Irrigation Repair 03/26	\$ 124.50
RedTree Landscape Systems, LLC	300399	33849	Irrigation Repair 03/26	\$ 472.54
Rizzetta & Company, Inc.	300389	INV0000108040	Accounting Services 04/26	\$ 5,246.83
Rizzetta & Company, Inc.	300390	INV0000108157	Personnel Reimbursement 03/26	\$ 1,489.45
Rizzetta & Company, Inc.	300400	INV0000108191	Cell Phone 03/26	\$ 50.00
Rizzetta & Company, Inc.	300407	INV0000108219	Personnel Reimbursement 04/26	\$ 2,516.44
Rizzetta & Company, Inc.	300413	INV0000409087	Personnel Reimbursement 04/26	\$ 1,427.88
Sarah Nesheiwat	300403	SN040726-266	Board of Supervisors Meeting 04/07/26	\$ 200.00
Solitude Lake Management, LLC	300411	WO-00970444	Stormwater Maintenance 04/26	\$ 4,334.20

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Stanley Haupt	300404	SH040726-266	Board of Supervisors Meeting 04/07/26	\$ 200.00
Straley Robin Vericker	300412	28166	Legal Services 03/26	\$ 2,645.50
Suncoast Sparkling Cleaning Service, Inc	300393	501	Janitorial Supplies 03/26	\$ 375.00
Thomas M. May	300405	TMAY040726-266	Board of Supervisors Meeting 04/07/26	\$ 200.00
Tracy E. Mayle	300406	TM040726-266	Board of Supervisors Meeting 04/07/26	\$ 200.00
Valley National Bank	20260428-1	CC033126-266	Credit Card Expenses 03/26	\$ 195.89
Withlacoochee River Electric Cooperative, Inc.	20260403-1	1573431-032026	Electric Services 03/26	\$ 515.92
Withlacoochee River Electric Cooperative, Inc.	20260403-1	1573432-032026	Electric Services 03/26	\$ 3,262.19
Withlacoochee River Electric Cooperative, Inc.	20260403-1	1573433-032026	Electric Services 03/26	\$ 42.59
Withlacoochee River Electric Cooperative, Inc.	20260403-1	2026777-032026	Electric Services 03/26	\$ 50.72
Withlacoochee River Electric Cooperative, Inc.	20260403-1	2095489-032026	Electric Services 03/26	<u>\$ 198.57</u>
Report Totals				<u>\$ 40,730.26</u>

The Verandahs CDD
Meeting Date: April 7, 2026

SUPERVISOR PAY REQUEST

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

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30
Meeting End Time:	7:52
Total Meeting Time:	1:22

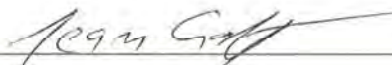
Time Over (3) Hours:	
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Total at \$175 per Hour:	
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ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: 

Invoice

Please remit to:
Dewberry Engineers Inc.
P.O. Box 821824
Philadelphia, PA 19182-1824
(703)849-0100 TIN:13-0746510



VERANDAHS CDD
5844 OLD PASCO ROAD
WESLEY CHAPEL, FL 33544

March 19, 2026
Project No: 50190473.000
Invoice No: 22482360
Due Date: April 18, 2026
Project Manager SCOTT ETHIER

Project 50190473.000 Verandahs CDD FY26 Gen Engineering

Professional Services from January 31, 2026 to February 27, 2026

Phase 0001 1. General Engineering

Professional Personnel

	Hours	Rate	Amount	
ENGINEER VII	3.50	270.00	945.00	
Totals	3.50		945.00	
Total Labor				945.00
		Total this Phase		945.00

Billings to Date

	Current	Prior	Total	
Labor	945.00	2,385.00	3,330.00	
Totals	945.00	2,385.00	3,330.00	
		Total Invoice Amount Due		945.00

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

Wednesday, March 11, 2026

002 - Dewberry Engineers Inc.

Invoice 22482360 Dated 03/19/2026

8:40:55 AM

Project 50190473.000 Verandahs CDD FY26 Gen Engineering

Phase 0001 1. General Engineering

Professional Personnel

			Hours	Rate	Amount	
ENGINEER VII						
1142 - ETHIER, SCOTT	02/03/2026		2.00	270.00	540.00	
Monthly Board meeting.						
1142 - ETHIER, SCOTT	02/06/2026		.50	270.00	135.00	
Ownership map.						
1142 - ETHIER, SCOTT	02/17/2026		.50	270.00	135.00	
Coordination with Matt (Cross Creek Environmental) regarding Pond 230 bank erosion repair estimate						
1142 - ETHIER, SCOTT	02/23/2026		.50	270.00	135.00	
Coordinate cost estimate (Ponde 230 bank erosion) with Crosscreek Environmental.						
Totals			3.50		945.00	
Total Labor						945.00
						945.00
					Total this Phase	945.00
					Total this Project	945.00
					Total this Report	945.00

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

April 16, 2026
Project No: 50190473.000
Invoice No: 22485491
Due Date: May 16, 2026
Project Manager Scott Ethier

Project 50190473.000 Verandahs CDD FY26 Gen Engineering

Professional Services from February 28, 2026 to March 27, 2026

Phase 0001 1. General Engineering

Professional Personnel

	Hours	Rate	Amount	
ENGINEER VII	3.50	270.00	945.00	
ENGINEER II	.50	140.00	70.00	
ENGINEER I	.50	125.00	62.50	
Totals	4.50		1,077.50	
Total Labor				1,077.50
		Total this Phase		1,077.50

Billings to Date

	Current	Prior	Total
Labor	1,077.50	3,330.00	4,407.50
Totals	1,077.50	3,330.00	4,407.50

Total Invoice Amount Due 1,077.50

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

Thursday, April 9, 2026

002 - Dewberry Engineers Inc.

Invoice 22485491 Dated 04/16/2026

7:01:33 AM

Project 50190473.000 Verandahs CDD FY26 Gen Engineering

Phase 0001 1. General Engineering

Professional Personnel

			Hours	Rate	Amount
ENGINEER VII					
1142 - ETHIER, SCOTT	03/03/2026		2.00	270.00	540.00
Monthly BOD meeting (in person).					
1142 - Ethier, Scott	03/26/2026		1.50	270.00	405.00
Field Visit, Pond 30 (Town Homes) site visit.					
ENGINEER II					
1137 - Gerstenfeld, Elana	03/04/2026		.50	140.00	70.00
Revised proposals					
ENGINEER I					
1136 - Pigg, Louisa	03/11/2026		.50	125.00	62.50
Review Environmental Resource Permit (ERP) records, identification and documentation of inspection requirements, and analysis of permit history					
Totals			4.50		1,077.50
Total Labor					1,077.50
				Total this Phase	1,077.50
				Total this Project	1,077.50
				Total this Report	1,077.50

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
593527828	04/01/2026	\$41.73	04/22/2026	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	2.66	2.66
	TAX-161-E911_VOIP E911 (VoIP)	1	2.00	2.00
	TAX-226-FCC_REGULATORY_FEE_VOIP FCC Regulatory Fee (VoIP)	1	0.06	0.06
	TAX-162-FUSF_VOIP FUSF (VoIP)	1	4.10	4.10
	TAX-14-STATUTORY_GROSS_RECEIPTS Statutory Gross Receipts	1	0.86	0.86
	TAX-160-STATUTORY_GROSS_RECEIPTS_BUSINESS Statutory Gross Receipts (Business)	1	0.05	0.05

Ways to pay



[View and pay](#)

SUBTOTAL	41.73
TAX	0.00
TOTAL	41.73
BALANCE DUE	\$41.73

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.



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

Invoice

Date	Invoice #
4/15/2026	38393

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

Ship To
The Verandahs Community Development Distr Sean Craft 12375 Chenwood Ave Hudson, FL 34669

S.O. No.	P.O. No.	Terms	Rep
42325		Due on receipt	ZH

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

				Subtotal	\$185.00
				Sales Tax (0.0%)	\$0.00
				Total	\$185.00
				Payments/Credits	\$0.00
				Balance Due	\$185.00

Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.

Payment Confirmation

Your payment information is below. Please record and keep the confirmation number for your record.

Transaction Information

Confirmation# 920002116971 **Submitted Date** Tuesday, 04/21/2026
Status IN PROCESS **Submitted Time** 08:31 AM

Payment Information

Taxpayer Name VERANDAHS COMMUNITY DEVELOPMENT DISTRICT **Debit Date** Wednesday, 04/22/2026
Document Type Tax or Fee Payment **Filing Period End Date** 04/21/2026
Amount Paid \$1.96
Payment Amount \$1.96
Fee Amount \$0.00

Electronic Check Information

Bank Nickname N/A
Bank Account Type BUSINESS/CORPORATE CHECKING



Payment Details:

Account Type	Identifier	Filing Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:61-8018399263-2	04/21/2026	\$1.96



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



Billing Date:
Mar 25, 2026

Billing Period:
Mar 25 - Apr 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
Apr 20

Bill history

Previous balance	\$181.99
Payment received by Mar 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

Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

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 03262026 NNNNNN 01 999698

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.

3350007278567773073119000000000000000000181995



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



Billing Date:
Mar 25, 2026

Billing Period:
Mar 25 - Apr 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

03.25-04.24	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



INVOICE #100

Handyman with a Van

10421 white cedar st Port Richey FL
Kelvin-727-267-5472

DATE 1/20/26

BILL TO

THE VERANDAH'S CCD

FOR

Repair Ceiling /Paint Hallway

Details	AMOUNT
Repair Ceiling Labor + Materials	\$200.00
Paint Hallway Walls and Back Right Area	\$400.00
Paint Room to side Wall	\$120.00

SUBTOTAL

TAX RATE 0.00%

OTHER \$0.00

Details

AMOUNT

TOTAL \$720.00

Make all checks payable to Handyman with a Van

If you have any questions concerning this invoice, use the following contact information:



INVOICE #6946

ISSUED:

04/01/2026

DUE:

04/01/2026

RECIPIENT:

The Verandahs CDD, c/o Rizzetta & Company

3434 Colwell Ave. Suite 200
Tampa, FL 33614

SENDER:

High Trim LLC

15036 U.S. 19 N
Hudson, Florida 34667

Phone: 727-514-3889

Email: manager@hightrimtreeservice.com

Website: www.hightrimtreeservice.com

SERVICE ADDRESS:

12449 Chenwood Avenue
Hudson, Florida 34669

For Services Rendered

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



INVOICE #6946

ISSUED:
04/01/2026

DUE:
04/01/2026

* Non-taxable

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

Total **\$2,370.00**

[Pay Now](#)

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$ 250.00

Project: Baby shower

Date: 2/12/2024 / Refund Date: 4/4/2024

Payable To: Madison Laurino

Reason: Refund Deposit for Private event

Requestor: Frances Thomson (Club House Coordinator)

Directions for Check:

Madison Laurino
12724 white BLUFF RD
Hudson, Fla 34669

(727) 457-8719

→ party date: 4/4/24 ←



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: 24129350

Billing Date: 3/12/2026

Billing Period: 1/16/2026 to 2/17/2026

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	1/16/2026	5	2/17/2026	6	32	1

Usage History

Month	Usage
February 2026	1
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

Transactions

Previous Bill	122.70
Payment 03/02/26	-122.70 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	22.37
Water Tier 1	1.0 Thousand Gals X \$2.18 = 2.18
Sewer	
Sewer Base Charge	53.43
Sewer Charges	1.0 Thousand Gals X \$7.20 = 7.20
Total Current Transactions	85.18
TOTAL BALANCE DUE	\$85.18

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 85.18

Total Balance Due	\$85.18
Due Date	3/30/2026

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

The Total Due will be electronically transferred on 03/30/2026.

VERANDAHS CDD
 PO BOX 32414
 Charlotte NC 28232

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

Service Slip/Invoice

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

INVOICE: 7713255
DATE: 04/08/2026
ORDER: 7713255



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

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

Work Date	Time	Target Pest	Technician	Time In
04/08/2026	01:03 PM		ELIJAH_KER	
Purchase Order	Terms	Last Service	Map Code	Time Out
	COD	04/08/2026		

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

PS	Pest Control Service	\$90.00
Today I diagnosed your residence and applied corrective insecticide treatment. I also cleaned all of the eaves for spider webs and applied insecticide in landscaping for active Roach control. I treated the cracks and crevices around your doors and windows. I knocked down some flying insect nests. Please have children or pets not touch treated areas until dry. Allow treatment up to 7 to 10 days for maximum pesticide results to be achieved. I also treated perimeter by the base of the house for active roaches. We are pleased to have you as a customer.		
SUBTOTAL		\$90.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$90.00

AMOUNT DUE \$90.00

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

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

This small fee helps us continue to:

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

If you have any questions, feel free to contact our office at:
www.pestbear.com or 813-818-9898

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

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

PLEASE PAY FROM THIS INVOICE

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733-8799
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.: 33702
Terms: Due on receipt
Invoice date: 04/01/2026
Due date: 04/01/2026

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

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733-8799
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.: 33802
Terms: Due on receipt
Invoice date: 04/06/2026
Due date: 04/06/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 3.2.26 Timer 1 Repairs made to zone 6,16,19 & 22.			
2.		Sales	2" 1/2 slip fix	1	\$65.00	\$65.00
3.		Sales	2" 1/2 coupling	1	\$6.75	\$6.75
4.		Sales	2" 1/2 x 2" reducer bushing	1	\$6.50	\$6.50
5.		Sales	2" pipe	2	\$3.75	\$7.50
6.		Sales	2" male adapter	1	\$7.00	\$7.00
7.		Sales	6" spray head	3	\$21.56	\$64.68
8.		Sales	4" rotor	1	\$25.00	\$25.00
9.		Sales	labor-technician	4	\$65.00	\$260.00
					Total	\$442.43

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733-8799
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.: 33847
Terms: Due on receipt
Invoice date: 04/08/2026
Due date: 04/08/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 3.24.26 Timer 2 Replaced a broken rotor on zone 6.			
2.		Sales	4" rotor	1	\$25.00	\$25.00
3.		Sales	labor-technician	0.25	\$65.00	\$16.25
Total						\$41.25

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733-8799
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.: 33848
Terms: Due on receipt
Invoice date: 04/08/2026
Due date: 04/08/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 3.24.26 Repairs to zones 20,24 and 26.			
2.		Sales	4" rotor	3	\$25,00	\$75,00
3.		Sales	1/2"-90	1	\$0.75	\$0.75
4.		Sales	labor-technician	0.75	\$65.00	\$48.75
					Total	\$124.50

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733-8799
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.: 33849
Terms: Due on receipt
Invoice date: 04/08/2026
Due date: 04/08/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 3.24.26 Timer 1 Main Line repairs on zone 9.			
2.		Sales	2"-90	1	\$3.59	\$3.59
3.		Sales	2" coupling	1	\$2.52	\$2.52
4.		Sales	2" PVC Pipe	2	\$2.54	\$5.08
5.		Sales	2" scrubber valve	1	\$325.50	\$325.50
6.		Sales	2" male adapter	1	\$5.85	\$5.85
7.		Sales	labor-technician	2	\$65.00	\$130.00
					Total	\$472.54

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

Invoice

Date	Invoice #
4/2/2026	INV0000108040

Bill To:

VERANDAHS CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
April	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 #
3/27/2026	INV0000108157

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
Personnel Reimbursement	1.00	\$1,489.45	\$1,489.45
Subtotal			\$1,489.45
Total			\$1,489.45

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

Invoice

Date	Invoice #
4/1/2026	INV0000108191

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
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 #
4/10/2026	INV0000108219

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,020.83	\$1,020.83
Personnel Reimbursement	1.00	\$1,495.61	\$1,495.61
Subtotal			\$2,516.44
Total			\$2,516.44

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

Invoice

Date	Invoice #
4/24/2026	INV0000109087

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,427.88	\$1,427.88
Subtotal			\$1,427.88
Total			\$1,427.88

Voice: (888) 480-LAKE • Fax: (888) 358-0088

SERVICE DEPOSIT REQUEST

Invoice Number: WO-00970444

Invoice Date: 04/16/2026

PROPERTY: The Verandahs CDD

SOLD TO: The Verandahs CDD
5844 Old Pasco Road Suite 100
Wesley Chapel, FL 33544

Customer ID	Customer PO	Payment Terms
13825	If provided or leave blank	Due Upon Receipt
Sales Rep ID	Additional WO#s	Scheduling Terms
Andrea Jones	If applicable or leave blank	Work will not be scheduled until payment is received.

Qty	Item Description	Contract Price	Deposit Amount
1	2026 Erosion Repair & Restoration (Site 2)	\$ 8,668.40	\$ 4,334.20

** ADDRESS CHANGE **

PLEASE REMIT PAYMENT TO:

Solitude Lake Management, LLC
PO Box 85529
Chicago, IL 60689-5529

Expedited Mailing Services:

Fifth Third Lockbox Operations
Solitude Lake Management, LLC. 85529
910 Pasquinelli Drive
Westmont, IL 60559

Total Invoice	\$ 4,334.20
Payment Received	\$0.00
TOTAL	\$ 4,334.20

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

April 15, 2026

Client: 001308

Matter: 000001

Invoice #: 28166

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
3/2/2026	KCH	REVIEW AUDIT DRAFT FOR FISCAL YEAR 2024-2025.	0.6	\$183.00
3/3/2026	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; CONDUCT PART 2 OF ANNUAL ETHICS TRAINING IN PERSON.	4.0	\$1,220.00
3/4/2026	KCH	REVIEW POND EROSION DAMAGE AND PROPOSALS FROM CROSS CREEK AND SOLITUDE; PREPARE ADDITIONAL SERVICES AGREEMENT FOR HARDWOOD TREE STRUCTURAL ELEVATION AND CENTER PRUNING WITH REDTREE.	1.7	\$518.50
3/11/2026	KCH	PREPARE EMAIL TO HOA PRESIDENT HELEN FORTIER THAT CDD EMPLOYEE FRANCES THOMSON HAS BEEN DIRECTED TO NO LONGER PURCHASE EASTER EGGS FOR HOA EVENT.	0.2	\$61.00
3/12/2026	KCH	REVIEW FINANCIAL STATEMENTS FOR FEBRUARY 28, 2026.	0.3	\$91.50
3/13/2026	AM	RESEARCH SEATS FOR GENERAL ELECTION; PREPARE PUBLICATION AD FOR QUALIFYING PERIOD.	0.5	\$87.50
3/16/2026	KCH	PHONE CALL WITH S. CRAFT TO DISCUSS SITUATION WITH HOA PRESIDENT AND SUPERVISORS' REACTIONS TO SAME; REVIEW EMAILS ASSOCIATED WITH SAME.	0.5	\$152.50
3/17/2026	KCH	REVIEW EMAILS FROM HOA PRESIDENT TO SUPERVISOR NESHEIWAT; REVIEW EMAILS WITH F. THOMSON REGARDING SAME.	0.4	\$122.00

SERVICES

Date	Person	Description of Services	Hours	Amount
3/24/2026	AM	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FY 26-27; PREPARE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	0.5	\$87.50
3/31/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	\$122.00
Total Professional Services			9.1	\$2,645.50
Total Services				\$2,645.50
Total Disbursements				\$0.00
Total Current Charges				\$2,645.50
Previous Balance				\$3,198.50
<i>Less Payments</i>				<i>(\$3,198.50)</i>
PAY THIS AMOUNT				\$2,645.50

Please Include Invoice Number on all Correspondence



CC033126-266

0 THE VERANDAHS CDD 0

ACCOUNT SUMMARY

Credit Limit \$10,000.00
Credit Available \$9,804.00
Statement Closing Date March 31, 2026
Days in Billing Cycle 31
Previous Balance \$371.58
Payments & Credits \$371.58
Purchases & Other Charges \$195.89
Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
New Balance \$195.89
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 \$195.89
Minimum Payment Due \$195.89
Payment Due Date April 27, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Table with 5 columns: Tran Date, Post Date, Reference Number, Transaction Description, Amount. Includes transactions for MICHELLE WHITE, FRANCES THOMSON, and AMAZON PRIME.

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 April 27, 2026
New Balance \$195.89
Minimum Payment Due \$195.89
Past Due Amount \$0.00

Make Check
Payable to:

Amount Enclosed:

\$ []

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

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

The Verandahs CDD
Crdit Card - F. Thomson

Closing Date 31-Mar-26
Payment Date 25-Apr-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
2/28/2026	Amazon Prime	Monthly Subscription (February)	14.99		14.99
3/4/2026	Amazon	Supplies	19.99	19.99	
3/26/2026	Amazon	Supplies	22.93	22.93	
3/26/2026	Amazon	Supplies	22.99	22.99	
3/30/2026	Amazon Prime	Monthly Subscription (March)	14.99		14.99
3/30/2026	Amazon	Supplies	100.00	100.00	
TOTAL			\$ 195.89	\$ 165.91	\$ 29.98
				57200-4619	51300-4901

Deliver to Frances Hudson 34567

All Search Amazon

Hello, The Account & Lists Returns & Orders



All Rufus Same-Day Delivery Medical Care Amazon Business Buy Again Audible Pet Supplies Beauty & Personal Care

Your Account > Your Orders > Order Details

Order Details

Subscription charged on February 28, 2026 Order # D01-1418553-1865815

[View invoice](#)

Recipient

The Verandahs

Payment method

Mastercard ending in 0442

Order Summary

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



Prime Membership Fee
Sold by: Amazon US
\$14.99

[Manage your subscription](#)

Customers who viewed items in your browsing history also viewed

Page 1 of 4



ZYZEV 14" Artificial Poinsettias Christmas Plants with Red Berry Fake Poinsettia Flowers in Pot for Home Garden...

\$24.99

FREE Delivery
Tuesday, Mar 3



WOBUBU Poinsettia Plants Artificial 9 Heads 14 Inch Fake Poinsettias Christmas Flowers in Pot for Home Porch Office...

\$21.99

FREE One-Day Get it
Tomorrow, Mar 2



MELAJIA Poinsettia Artificial Red Christmas Flowers 14inch Faux Poinsettia Plant Winter Flowers for Indoor Outdoor Xmas Orname...

-8% \$21.98
Typical: \$23.98



MOIAVAN 2 Pcs Small Fake Poinsettias Artificial Plants 11.8", 4 Red Velvet Heads Faux Christmas Flowers in Pot for Hom...

-17% \$19.99
(\$10.00/count)
Typical: \$23.99

FREE Delivery
Wednesday, Mar 4



MELAJIA Poinsettia Artificial Christmas Flowers Tall Red Poinsettia Artificial 9...

-5% \$18.99
Typical: \$19.99
Get it as soon as
FREE Shipping

Top picks for you

Order Summary

Order placed March 2, 2026 Order # 111-5825754-3068204

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:	\$19.99
Shipping & Handling:	\$0.00
Total before tax:	\$19.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$19.99

Arriving Wednesday



KeenEcho Heavy Duty Contractor Trash Bags 33 Gallon 30 Count, 1.0 Mil, Strong Black Garbage Bags, Leakproof Star Seal for Construction, Yard, Demolition Debris

Sold by: KeenEcho

Supplied by: Other

\$19.99

[Back to top](#)

Order Summary

Order placed March 25, 2026 Order # 111-2266611-5806656

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:	\$22.93
Shipping & Handling:	\$0.00
Total before tax:	\$22.93
Estimated tax to be collected:	\$0.00
Grand Total:	\$22.93

Arriving tomorrow



Amazon Basics Multipurpose Copy Printer Paper, 8.5 x 11 Inches, 20 lb, 92 Bright, White, 1 Ream (500 Sheets), Jam-Free

Sold by: Amazon.com

Supplied by: Other

2

\$6.97



#10 Envelopes Letter Size Self Seal | 100 Business Mailing Security Peel and Sealing Envelope | 100% Tinted | no 10 White Windowless Legal Regular Plain Envelopes Pack | 4-1/8 x 9-1/2 Inches | 24 LB

Sold by: CommercialProducts

Supplied by: Other

\$8.99

[Back to top](#)

Order Summary

Order placed March 25, 2026 Order # 111-3159246-9077846

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:	\$22.99
Shipping & Handling:	\$0.00
Total before tax:	\$22.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$22.99

Arriving tomorrow



United States Postal Service Garden Delights (Booklet of 20) First-Class Mail Forever Postage Stamps Scott #5845-5848
Sold by: Infinite Market
Supplied by: Other
\$22.99

ORDERED WITH

Your payment was successfully processed and will be posted to your account within three business days.

[View Billing Details](#)

Payment Details

Customer ID 000229517253005

Payment Date	Mar 30, 2026
Confirmation Number	80116213756
Payment Amount	\$ 100.00
Convenience Fee	\$ 0.00
Total	\$ 100.00

The convenience fee will appear on your statement as part of the total paid for U.S. customers and as a separate transaction for Canadian customers. Visit wm.com/payments to learn more.



Log in to **My WM** anytime to view invoices.



Need help? Visit wm.com/support for assistance.



Use direct debit from a bank account to skip the convenience fee.

Download the
My WM App



Order Summary

Subscription charged on March 30, 2026 Order # D01-0740512-0918637

Recipient	Payment method	Order Summary	
The Verandahs	Mastercard ending in 0442	Item(s) Subtotal:	\$14.99
		Total Before Tax:	\$14.99
		Tax Collected:	\$0.00
		Total for this Order:	\$14.99



Prime Membership Fee
Sold by: Amazon US
\$14.99

[Back to top](#)



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 **03/20/2026**
Amount Due **515.92**
Current Charges Due **04/16/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

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

Comparative Usage Information
Average kWh
Period Days Per Day

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

Previous Balance 515.92
Payment 515.92CR
Balance Forward 0.00



1 0 3 6 5 3 8 4

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

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.

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

*** ATTENTION *** Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

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 04/03/2026.



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: 03/20/2026

District: BP13

Use above space for address change ONLY.

1573431 BP13
VERANDAHS CDD
PO BOX 32414
CHARLOTTE NC 28232-0000

Electronic Funds Transfer on or after	04/03/2026
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 **03/20/2026**
Amount Due **3,262.19**
Current Charges Due **04/16/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

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

Comparative Usage Information
Average kWh
Period Days Per Day

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

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



1 0 3 6 5 3 8 4

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

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

*** ATTENTION *** Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

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 04/03/2026.



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: 03/20/2026

District: BP13

Use above space for address change ONLY.

1573432 BP13
VERANDAHS CDD
PO BOX 32414
CHARLOTTE NC 28232-0000

Electronic Funds Transfer on or after	04/03/2026
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 **03/20/2026**
Amount Due **42.59**
Current Charges Due **04/16/2026**

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					
02/16	13071	03/16	13094				23	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	1
Feb 2026	31	1
Mar 2025	31	1

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

Previous Balance 43.00
Payment 43.00CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 23 KWH @ 0.06090 1.40
Fuel Adjustment 23 KWH @ 0.04200 0.97
FL Gross Receipts Tax 1.06

Total Current Charges 42.59
Total Due E.F.T. 42.59



1 0 3 6 5 3 8 4

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DO NOT PAY

Total amount will be electronically transferred on or after 04/03/2026.



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: 03/20/2026

District: BP13

Use above space for address change ONLY.

1573433 BP13
VERANDAHS CDD
PO BOX 32414
CHARLOTTE NC 28232-0000

Electronic Funds Transfer on or after	04/03/2026
TOTAL CHARGES DUE	42.59
DO NOT PAY	

000157343300000425900000425908



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 **03/20/2026**
Amount Due **50.72**
Current Charges Due **04/16/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
02/16	1825	03/16	1925				100	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	4
Feb 2026	31	1
Mar 2025	31	1

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

Previous Balance 42.80
Payment 42.80CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 100 KWH @ 0.06090 6.09
Fuel Adjustment 100 KWH @ 0.04200 4.20
FL Gross Receipts Tax 1.27

Total Current Charges 50.72
Total Due E.F.T. 50.72



1 0 3 6 5 3 8 4

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DO NOT PAY
Total amount will be electronically transferred on or after 04/03/2026.



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: 03/20/2026

District: BP13

Use above space for address change ONLY.

2026777 BP13
VERANDAHS CDD
PO BOX 32414
CHARLOTTE NC 28232-0000

Electronic Funds Transfer on or after	04/03/2026
TOTAL CHARGES DUE	50.72
DO NOT PAY	

000202677700000507200000507202



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 **03/20/2026**
Amount Due **198.57**
Current Charges Due **04/16/2026**

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				
02/16	99897	03/16	1398				1501

Comparative Usage Information

Period	Days	Per Day
Mar 2026	28	54
Feb 2026	31	76
Mar 2025	31	35

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 289.02
Payment 289.02CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,501 KWH @ 0.06090 91.41
Fuel Adjustment 1,501 KWH @ 0.04200 63.04
FL Gross Receipts Tax 4.96

Total Current Charges 198.57
Total Due E.F.T. 198.57



1 0 3 6 5 3 8 4

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DO NOT PAY
Total amount will be electronically transferred on or after 04/03/2026.



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: 03/20/2026

District: BP13

Use above space for address change ONLY.

2095489 BP13
VERANDAHS CDD
PO BOX 32414
CHARLOTTE NC 28232-0000

Electronic Funds Transfer on or after	04/03/2026
TOTAL CHARGES DUE	198.57
DO NOT PAY	

000209548900001985700001985709