



Rizzetta & Company

The Verandahs Community Development District

**Board of Supervisors Meeting
July 7, 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

June 29, 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, July 7, 2026 at 6:30 p.m., at the Verandahs Amenity Center, 12375 Chenwood Ave., Hudson, FL 34669. The following is the agenda for the meeting:

BOS MEETING:

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **STAFF REPORTS**
 - A. Solitude
 - i. Review of Aquatics Report Tab 1
 - B. Community Asset Management Report
 - i. Review of Community Asset Management Report Tab 2
 - ii. Consideration of Proposal for Replacing Plants damaged in the February freeze Tab 3
 - C. Red Tree
 - i. Review of Landscaper Comments (Under separate cover)
 - ii. Review of Irrigation Report (Under separate cover)
 - D. Hi-Trim
 - i. Review of Hi Trim Report Tab 4
 - E. District Counsel
 - F. District Engineer
 - G. District Clubhouse Manager
 - i. Review of Clubhouse Manager Report..... Tab 5
 - H. District Manager
 - i. Review of District Manager's Report Tab 6
 - ii. Review of 2nd Quarter Website Compliance Report..... Tab 7
4. **BUSINESS ITEMS**
 - A. Ratification of Proposal for Tree Removal at Saulston Place.... Tab 8
 - B. Ratification of Proposal for Tree Trimming Around Light Poles Tab 9
 - C. Ratification of Proposal for Tree Removal behind 13851 Caden Glen Drive..... Tab 10

- D. Consideration of Resolution 2026-03; Redesignating Officers
of the District Tab 11
- 5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Regular Meeting held on June 2, 2026 Tab 12
 - B. Consideration of Operation and Expenditures
for May 2026 Tab 13
- 6. **SUPERVISOR REQUESTS**
- 7. **ADJOURNMENT**

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

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: 2026-06-24

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

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

TABLE OF CONTENTS

Pg

SITE ASSESSMENTS

PONDS40, 80, 100 _____ 3

PONDS130, 140, 150 _____ 4

PONDSF100, F120, F _____ 5

PONDS F160 _____ 6

MANAGEMENT/COMMENTS SUMMARY _____ 6, 7

SITE MAP _____ 8

40

Comments:

Normal growth observed
This site is just about completely dry. Shoreline weeds are present. Flow structures are in good condition.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

80

Comments:

Normal growth observed
Shoreline weeds are cleared away. Minor sub surface algae starting. Water levels are very low.



Action Required:

Routine maintenance next visit

Target:

Sub-surface algae

100

Comments:

Site looks good
Site is looking well and flow structures are in good condition.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

130

Comments:

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

Action Required:

Routine maintenance next visit

Target:

Species non-specific



140

Comments:

Normal growth observed
Site has some submersed aquatic vegetation present.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



150

Comments:

Site looks good
Shorelines are free of growth. Site is almost dry.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: F100

Comments:

Normal growth observed
Minor submersed growth within site starting. Site has no trash within or around it.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: F120

Comments:

Site looks good
Site has had some submersed vegetation recently but treatments have been effective and cleared it away. Site is in overall good condition.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: F160

Comments:

Normal growth observed
One half of this site is experiencing PA and the other has some minor surface algae. These will be treated and monitored to ensure they clear up.



Action Required:

Routine maintenance next visit

Target:

Planktonic algae

Site: F60

Comments:

Site looks good

This site is in good condition. Shorelines are free of nuisance growth.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Management Summary

In the month of June we still have not received much rain, but our temperatures are getting warmer. We are still experiencing low water levels and seeing more submersed aquatic vegetation and algae blooms due to exposed banks. There was growth pop ups on a few sites (#80 and #F160) but they have been treated and may take up to 14 days for results. Trash pickup is one of our priorities as trash has been more present these past months. Sites are doing well and we will monitor them to ensure the submersed aquatic vegetation is controlled. Flow structure are in good condition and we will continue to inspect them each month.

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

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

Thanks for choosing Solitude Lake Management!

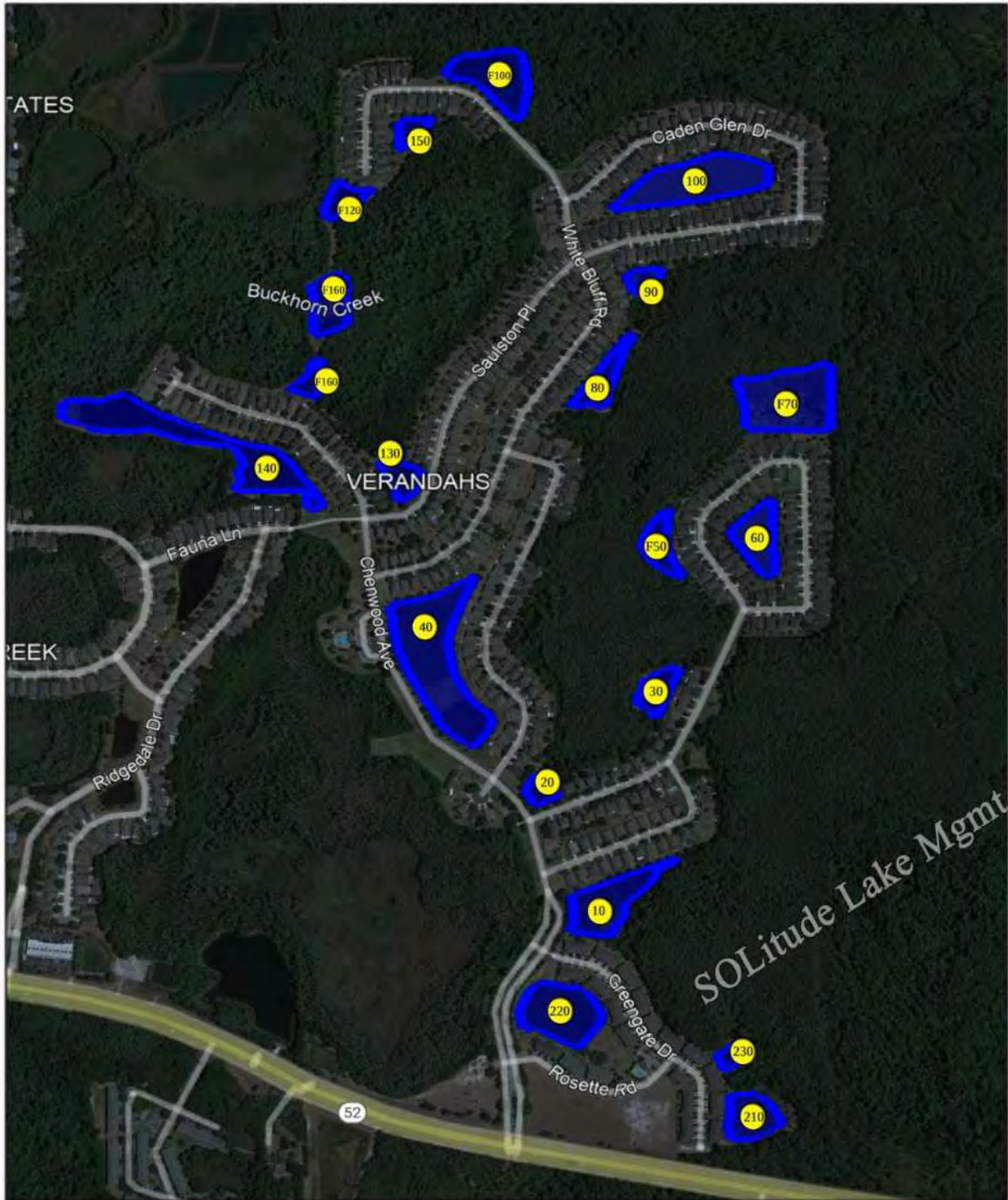
Site	Comments	Target	Action Required
40	Normal growth observed	Shoreline weeds	Routine maintenance next visit
80	Normal growth observed	Sub-surface algae	Routine maintenance next visit
100	Site looks good	Species non-specific	Routine maintenance next visit
130	Site looks good	Species non-specific	Routine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



The Verandahs CDD

Hudson, FL

1-888-480-5253



NPM 04/2022

Tab 2

THE VERANDAHS

COMMUNITY ASSET MANAGEMENT REPORT



June 19, 2026

Rizzetta & Company

Dylan Campbell – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, White Bluff Road, Flood Comp. Area 100

General Updates, Recent & Upcoming Maintenance Events

- **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 tree at the far end of the roadway remains dry and without foliage, showing no signs of improvement since previous inspections. Due to the continued decline and low likelihood of recovery, the vendor has agreed that removal is warranted, and the tree is expected to be removed in the near future. **(Pic 1)**
2. **Flood Comp. Area 100:** Turf alongside the flood area was observed to be green, healthy, and well maintained overall; however, minor browning was noted along the declining side of the bank. Continued observation of the affected area is recommended to monitor for any further decline. **(Pic 2)**



White Bluff Road, Chenwood Ave, Pump Station

3. **White Bluff Road:** Turf east of the flood area was observed to be healthy and well maintained overall; however, localized thinning was noted near the doggy-pot station. Consideration may be given to reseeded the affected area to improve density and restore a more uniform appearance. **(Pic 3)**



5. **Chenwood Ave (North Pump Station):** Minor areas of browning and thinning turf were observed within the large turf area behind the pump station. While conditions do not appear to be a significant concern at this time, additional monitoring and attention are recommended to encourage continued turf health and maintain a uniform appearance. **(Pic 5)**



4. **Chenwood Ave (North Pump Station):** A small concentrated area of browning turf and dieback was observed along the south side of the concrete pathway leading to Fauna Lane close to the roadway; request confirmation of effective irrigation coverage and inspection for any underlying causes contributing to the decline. **(Pic 4)**



6. **Chenwood Ave (North Pump Station):** Overall, the surrounding turf and landscape beds were observed to be well maintained and neatly detailed, with healthy presentation and good overall landscape condition throughout the area. **(Pic 6)**



Amenity Center, Chenwood Ave

7. **Amenity Center:** While some small isolated areas of dry turf were noted, the area in front of the community amenity center was observed to be healthy, green, and well maintained overall. Landscape beds remain neatly detailed, with plantings appearing well cared for and contributing to a clean and attractive appearance. **(Pic 7)**



9. **Chenwood Avenue:** Declining turf and weed presence were observed behind the sidewalk across from the southern entrance to the Amenity Center parking lot; while this condition appears throughout portions of the sidewalk corridor, it is most severe at this location. Following weed treatment and removal, consideration should be given to reseeding the affected area to restore turf coverage and improve appearance. **(Pic 9)**



8. **Amenity Center:** The previously reported turf area between the clubhouse and pool continues to recover, with noticeable improvement in color and overall condition observed since the last inspection. While some darker turf remains present, the affected area appears healthier and continues to show positive signs of recovery. **(Pic 8)**



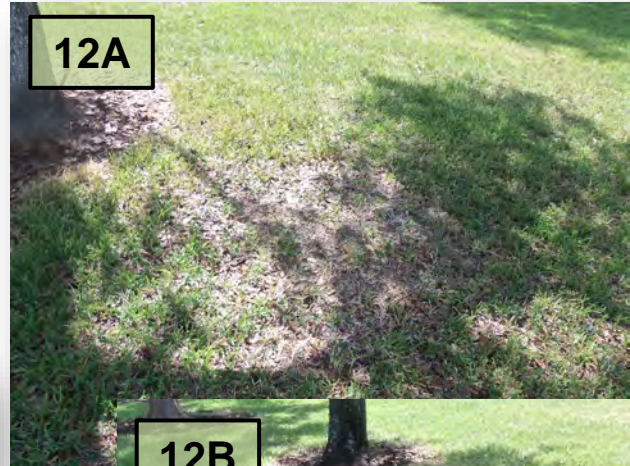
10. **Chenwood Avenue:** The previously reported large area of declining turf south of the Amenity Center on the west side of the roadway appears largely unchanged. Consideration should be given to turf replacement should conditions continue to persist without improvement. **(Pic 10)**



Pump Station, Luftburrow Lane

11. Chenwood Ave (South Pump Station):

Overall, the surrounding turf and landscape beds of the pump station were observed to be well maintained and neatly detailed, with healthy plantings throughout the area. Only a few small turf sections near the roadway continue to struggle with repopulation; otherwise, the landscape remains in good condition and presents well. **(Pic 11)**



12. Luftburrow Lane Park: No significant recovery has been observed within the circular turf decline areas in the park at the intersection of Luftburrow and Royston; however, the condition appears stable and no longer seems to be worsening. Vendor has confirmed treatment for fungal activity, and additional time should be allowed to determine whether natural recovery is possible before considering further corrective action. **(Pics 12A, B, & C)**

13. Luftburrow Lane Park: An additional area of declining turf remains present near the Luftburrow roadway. Previously reported conditions appear relatively unchanged, with no significant signs of further decline or recovery observed. Continued monitoring is recommended to track future improvement or determine if additional corrective action is warranted. **(Pic 13)**



Southbridge Terrace, Chenwood Ave, Gates

14. Southbridge Terrace: Turf decline was observed surrounding the light pole within the small roadside turf area, along with several small patches of missing turf around the adjacent drain. Request inspection for irrigation issues, pest activity, disease, or other contributing factors to the decline. **(Pics 14A & 14B)**



15. Chenwood Avenue(Gates): Dieback continues to be present within the centers of the jasmine plantings in the bullnose beds surrounding the entrance gates. The gates were also observed contacting portions of the plantings when opened, likely contributing to plant stress and decline. Request inspection of the affected plantings and consideration of adjustments to prevent continued physical damage. **(Pic 16A & 16B)**



15. Chenwood Avenue: Browning and dry turf were observed within a large section between the sidewalk and roadway south of Royston Bend; request confirmation of adequate irrigation coverage and inspection for disease, fungal activity, and other potential causes of the decline. **(Pic 15>)**

Chenwood Ave, Annuals

17. Chenwood Ave: The previously declining firebush south of the entrance gates has been cut back to the base and is now exhibiting vigorous, healthy regrowth. New shoots are emerging rapidly throughout the beds, creating a fuller, greener, and more attractive landscape while indicating a strong recovery from the previous decline. (Pic 17)



18. Chenwood Avenue: A linear run of turf dieback was observed along the east-side easement south of the community entrance gates; request inspection for irrigation deficiencies, disease, fungal activity, pests, and other underlying causes contributing to the decline. (Pic 18)



19. Entryway Annuals: The newly planted annuals continue to perform well overall, with healthy growth and vibrant color enhancing the presentation of the community entrance. The southernmost annual bed, however, contains several missing plantings with no apparent signs of wildlife disturbance. Please confirm whether these annuals were removed after failing and, if so, provide an anticipated timeline for replacement to restore a consistent appearance across the entry beds. (Pic 19)



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

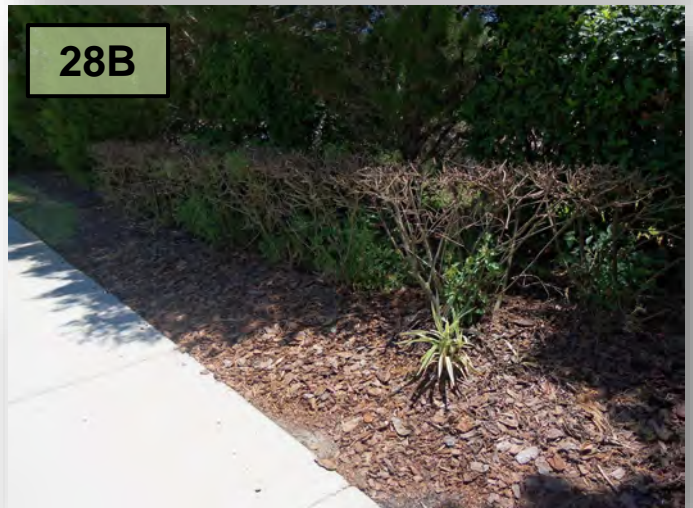
26. Chenwood Avenue: Browning turf on the CDD-owned lot south of the Southbridge Terrace intersection appears to have expanded since the previous report; inspection for disease and confirmation of optimal irrigation coverage are recommended. (Pic 26)



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 New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday, FL 34690

**REVISED - FREEZE DAMAGE REPLACEMENT
PROPOSAL FOR
THE VERANDAHS**

Attention: Sean Craft, District Manager

April 28, 2026

SCraft@rizzetta.com

Scope of Work:

- Removal of all damaged plant materials to prepare for new planting.
- Install (50) 1-gallon Blue My Mind/ Blue Daze.
- Install (63) 3-gallon Loropetalum.
- Install (142) 3-gallon Gold Mound Duranta.
- Install (10) 3-gallon Parsoni Juniper.
- Install (60) 3-gallon Ixora.
- Includes all labor, materials, hauling, and dumping fees.

PRICE: \$8,220.00

Authorized Signature to Proceed

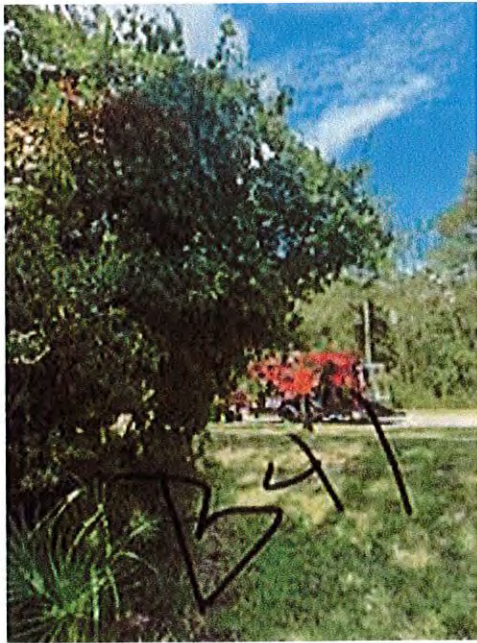
_____/_____/_____
Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburkett@redtreelandscape.com / Cell phone: (727) 267-2059

Tab 4

June

Before and After Pictures



Before



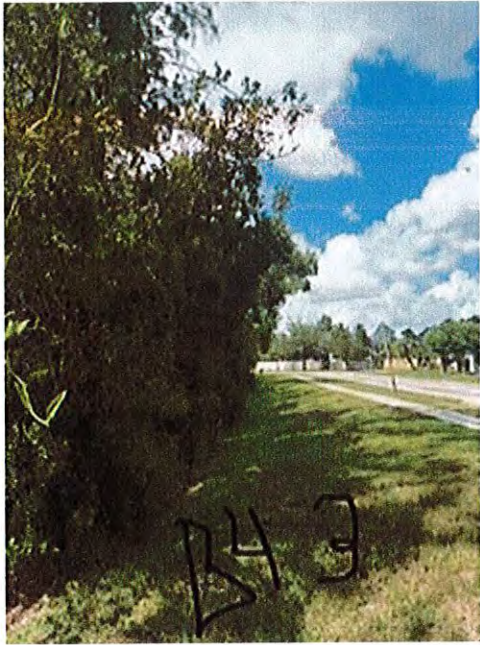
After



Before



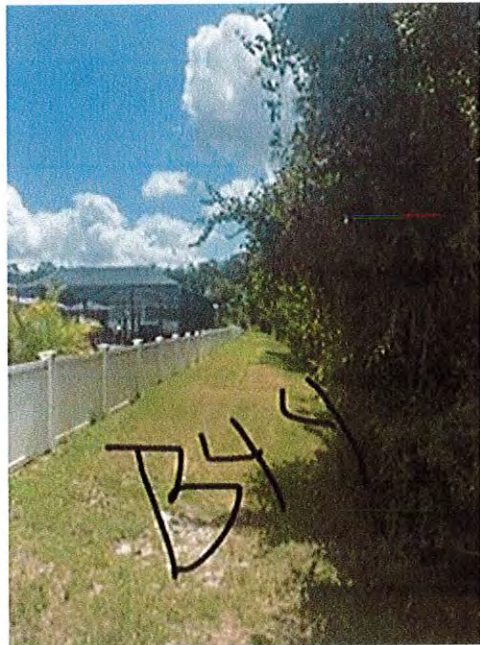
After



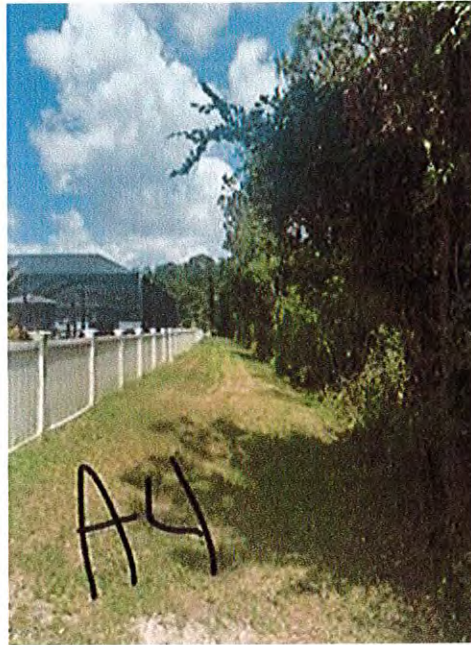
Before



After



Before



After



Tab 5

The Verandahs

COMMUNITY DEVELOPMENT DISTRICT

Operations Report – June 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:

- 6/2/2026: Verandah's Board Meeting
- 6/4/2026: Men's Bible Study
- 6/6/2026: Karol DeLeo Graduation Party
- 6/7/2026: Lindsey Price Baby Shower
- 6/11/2026: Men's Bible Study
- 6/13/2026: Baby Shower
- 6/15/2026: CCR Meeting
- 6/16/2026: ACC Meeting
- 6/18/2026: Men's Bible Study
- 6/21/2026: Be The Light Out Reach
- 6/23/2026: HOA Meeting
- 6/25/2026: Men's Bible Study
- 6/28/2026: Be The Light Out Reach



Rizzetta & Company

Professionals in Community Management

- **Resident Payment Log:**
- Clubhouse Keycard: Kaige Martin
- Clubhouse Rental: Be the light Ministry (Every Sunday Till September)

Debit Card Reimbursement

- Amazon: \$14.99 Monthly Subscription
- Amazon: \$60.27
Total: \$75.26

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

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:**
August 4th,
2026 @ 6:30
PM

July 7

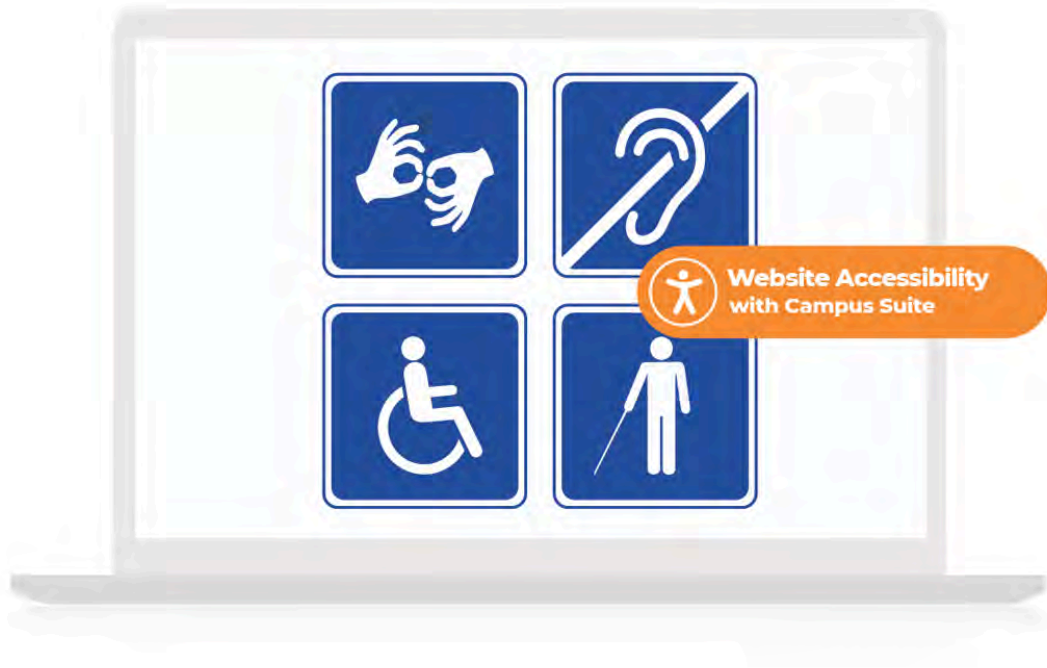
**District
Manager's
Report**

2026

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<u>FINANCIAL SUMMARY</u>		5/31/2026
General Fund Cash & Investment Balance:		\$630,835
Reserve Fund Cash & Investment Balance:		\$316,759
Debt Service Fund Investment Balance:		\$153,277
Total Cash and Investment Balances:		\$1,100,871
General Fund Expense Variance:	\$3801	Under Budget

Tab 7



Quarterly Compliance Audit Report

The Verandahs

Date: June 2026 - 2nd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

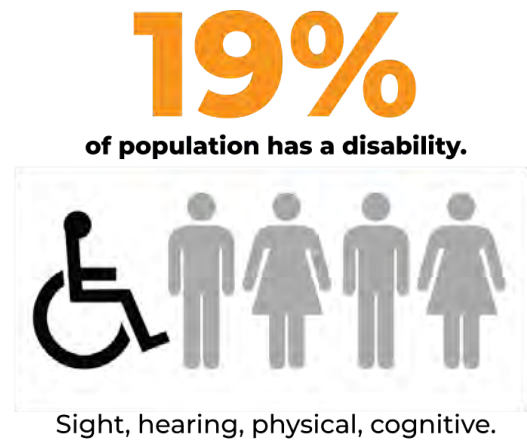
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

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

Tab 8



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

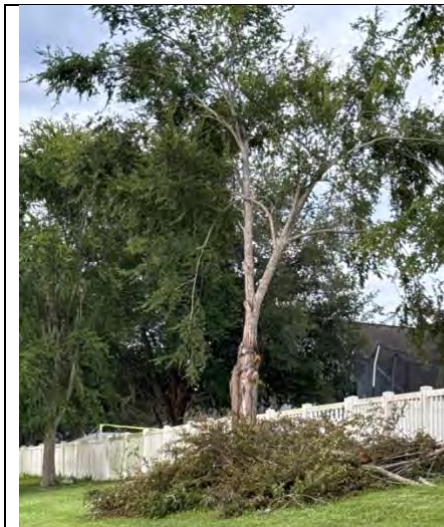
Behind 12853 Saulston Place

TREE REMOVAL PROPOSAL
for
THE VERANDAHS CDD

Attention: Mr. Sean Craft – District Manager

June 4, 2026

Project Photo & Location:



Scope of Work:

- Flush-cut removal of dead tree and removal of fallen debris.

Total Cost: **\$1,000.00**

Sean Craft

Authorized Signature to Proceed

6 / 10 / 2026

Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburrkett@redtreelandscape.com/ Cell phone: (727) 267-2059

Tab 9



QUOTE #5898

SENT ON:

06/09/2026

RECIPIENT:

The Verandahs CDD, c/o Rizzetta & Company

3434 Colwell Ave. Suite 200
 Tampa, FL 33614
 Subdivison: Verandahs

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

Product/Service	Description	Qty.	Unit Price	Total
Crepe Myrtle Trimming	Trimming on the crepe myrtles that surround the 4 light poles in the median on the main Blvd before the gate entrance Each light pole will be trimmed on both sides (entrance side and exit side)	1	\$0.00	\$0.00
Crepe Myrtle Trimming	Trim crepe myrtle limbs encroaching on light poles as shown in the photos The accompanying photo reflects our recommended pruning approach and the general appearance we aim to achieve. Actual pruning may vary between trees based on species, condition, structure, and site-specific factors. Final pruning decisions will be made by the arborist on-site to ensure proper tree health, safety, and aesthetics.	4	\$175.00	\$700.00
Disposal fee		1	\$125.00	\$125.00
Total				\$825.00



QUOTE #5898

SENT ON:

06/09/2026

Reviews

Kassidy



I have my palm trees maintained by High Trim, great price for that. Also great work recently on a few oak trees out front that needed some attention. Great crew and office staff, no complaints.

Angie Castner



Would highly recommend High Trim Tree Service! I have used them several times and will continue to use them. They show up on time, are reasonably priced, do a professional job, clean up after the job is done, and are friendly!

Mike Murphy



Flawless

This quote is valid for the next 30 days.

** High Trim assumes no liability for any underground utilities, sewer, irrigation, gas, cables, lighting, etc. Homeowner assumes responsibility of moving valuables out of work area prior to commencement of scheduled work.

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.

Signature: Sean Craft Date: 6/9/26

Tab 10



QUOTE #5909

SENT ON:

06/11/2026

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:

13851 Caden Glen Drive
Hudson, Florida 34669

Product/Service	Description	Qty.	Unit Price	Total
Tree Removal	Fell dead pine tree into preserve no haul off. Between 13851 and 13855 Caden Glen.	1	\$525.00	\$525.00*

* Non-taxable

Total **\$525.00**

Reviews

Kassidy



I have my palm trees maintained by High Trim, great price for that. Also great work recently on a few oak trees out front that needed some attention. Great crew and office staff, no complaints.

Angie Castner



Would highly recommend High Trim Tree Service! I have used them several times and will continue to use them. They show up on time, are reasonably priced, do a professional job, clean up after the job is done, and are friendly!

Mike Murphy



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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.



QUOTE #5909

SENT ON:

06/11/2026

Signature: Sean Craft Date: 6/12/26

Tab 11

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, The Verandahs Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VERADAHS COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Stanley Haupt is appointed Chairman.

Section 2. Thomas May is appointed Vice Chairman.

Section 3. Tracy Mayle is appointed Assistant Secretary.

Sarah Nesheiwat is appointed Assistant Secretary.

Brenton Basinger is appointed Assistant Secretary.

Sean Craft is appointed Assistant Secretary.

Darryl Adams is appointed Assistant Secretary.

Susan Garcia is appointed Assistant Treasurer

Scott Brizendine is appointed Treasurer

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 7TH DAY OF JULY 2026.

**THE VERANDAHS COMMUNITY
DEVELOPMENT DISTRICT**

CHAIR/VICE CHAIR

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 12

MINUTES OF MEETING

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

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of The Verandahs Community Development District was held on **Tuesday, June 2, 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 (via call)
Dylan Campbell	LIS, Rizzetta & Co., Inc.
Emalina Robinson	Representative, Solitude Aquatics
Matt Smith	Representative, High-Trim
Pete Lucadano	Representative, RedTree Landscape
John Burkett	Representative, RedTree Landscape
Scarlett Spongeberg	Amenities Service Manager, Rizzetta & Co.

Audience	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.

44 **SECOND ORDER OF BUSINESS**

Audience Comments

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A member of the audience commented on the security gates and how the topic of conversation started. A lengthy discussion ensued regarding this issue.

50 **THIRD ORDER OF BUSINESS**

Staff Reports

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A. Solitude

The Board reviewed the aquatic report.

B. Landscape Inspection Specialist

Mr. Campbell reviewed the community asset management report with the Board.

C. Red Tree

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i. Review of Landscaper Comments

The Board reviewed the report and approved a proposal from RedTree to install ten (10) 15-gallon wax myrtles at the lift station on Chenwood Ave. in the amount of \$750.00.

On a motion by Mr. Haupt, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors approved a proposal in the amount of \$750.00 from RedTree to install ten (10) 15-gallon wax myrtles at the lift station on Chenwood Avenue, for The Verandahs Community Development District.

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The Board also approved the removal of a dead tree located near 12853 Saulston Place, setting a not to exceed amount of \$1,000 and authorizing the Chairman to sign a proposal for such outside of a meeting.

On a motion by Mr. Basinger, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved the removal of a dead tree located near 12853 Saulston Place, setting a not to exceed amount of \$1,000 and authorizing the Chairman to sign a proposal for same outside of a meeting, for The Verandahs Community Development District.

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ii. Review of Irrigation Report

The Board reviewed the report.

D. Review of the Hi Trim Report

The Board reviewed the report. Mr. Smith advised the Board that High Trim will maintain the conservation area up to 72 feet and spoke about tunnelling effect. He also stated that he will inspect the work of his crew and e-mail Mr. Craft his Quality Control Reports.

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E. District Counsel

A discussion was held regarding the possibility of purchasing 158 acres of vacant land abutting the district from KB Homes, however the Board stated that they are not interested in purchasing the land.

F. District Engineer

Mr. Either stated that he has completed his annual inspection of the stormwater systems and found no major areas of concern. He also stated that he will conduct a final inspection of site 230 once the pond bank erosion repairs are completed by Solitude, with the work scheduled for June 22nd, 2026.

G. Clubhouse Manager

i. Review of Clubhouse Manager's Report

Ms. Thomson reviewed her report with the Board and stated that she has been encountering issues with the HOA cleaning person in that the trash being collected sits too close to the building and is resulting in issues with flies, gnats, etc.. The Board directed her to speak with the HOA cleaning person requesting that they change their trash collection schedule to sync up with trash pickup from the waste management service. The Board also suggested the installation of a concrete patio and lean to which would sit further behind the building. Ms. Thomson will follow up and present proposals to the Board.

H. District Manager

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

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-02;
Approving FY 2026-2027 Proposed
Budget and Setting Public Hearing**

After review and discussion, the Board approved the FY 2026-2027 Proposed Budget and set the Public Hearing for August 4, 2026, at 6:30 p.m.

On a motion by Mr. Basinger, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors adopted Resolution 2026-02; Approving FY 2026-2027 Proposed Budget and setting the public hearing for August 4, 2026 at 6:30 p.m., for The Verandahs Community Development District.

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FIFTH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors' Regular Meeting held on**

May 5, 2026

On a motion by Ms. Nesheiwat, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on May 5, 2026, as presented, for The Verandahs Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for April 2026

On a motion by Ms. Nesheiwat and seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for April 2026, totaling \$40,730.26, as presented, for The Verandahs Community Development District.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no requests.

EIGHTH ORDER OF BUSINESS

Adjournment

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

On a motion by Ms. Nesheiwat, and seconded by Mr. May, with all in favor, the Board of Supervisors adjourned the meeting at 8:36 p.m., for The Verandahs Community Development District.

Secretary/Assistant Secretary

Chair/Vice Chair

Tab 13

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 May 2026 For Board Approval

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

The total items being presented: **\$46,558.36**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Amanda Baker	300417	266-042526	Deposit Reimbursement 04/26	\$ 250.00
Brenton A. Basinger	300421	BB050526-266	Board of Supervisors Meeting 05/05/26	\$ 200.00
Dewberry Engineers, Inc.	300442	22488019	Engineering Services 04/26	\$ 351.00
Digital South Communications, Inc.	300418	593528120	Phone Services 05/26	\$ 41.67
Donnett Beckford	300439	266-050926	Deposit Reimbursement 05/26	\$ 250.00
Frontier Communications of FL	20260520-1	72785677730731195-042526	Internet Services 05/26	\$ 181.99
Gotcha Wildlife Removal LLC	300428	080661	Miscellaneous Expense 05/26	\$ 799.00
Gotcha Wildlife Removal LLC	300434	080661	Miscellaneous Expense 05/26	\$ 799.00
High Trim, LLC	300415	6851	Tree Services 03/26	\$ 2,370.00
Keith Gambino	300419	266-050226	Deposit Reimbursement 05/26	\$ 250.00
Pasco County Utilities	20260504-1	24300928	Water Services 03/26	\$ 85.18
Pye-Barker Fire & Safety, Inc.	300441	IV01113507	Inspection 05/26	\$ 131.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
RedTree Landscape Systems, LLC	300427	33308	Landscape Maintenance 03	\$ 10,350.00
RedTree Landscape Systems, LLC	300427	33546	Irrigation Repair 03/26	\$ 250.00
RedTree Landscape Systems, LLC	300420	34021	Landscape Maintenance 05/26	\$ 10,350.00
RedTree Landscape Systems, LLC	300432	34203	Landscape Replacement 05/26	\$ 350.00
RedTree Landscape Systems, LLC	300432	34210	Irrigation Repair 05/26	\$ 420.78
RedTree Landscape Systems, LLC	300433	34217	Irrigation Repair 04/26	\$ 120.88
RedTree Landscape Systems, LLC	300433	34218	Irrigation Repair 04/26	\$ 44.56
Rizzetta & Company, Inc.	300416	INV0000109132	Accounting Services 05/26	\$ 5,246.83
Rizzetta & Company, Inc.	300426	INV0000109303	Cell Phone 04/26	\$ 50.00
Rizzetta & Company, Inc.	300431	INV0000109329	Personnel Reimbursement 05/26	\$ 2,516.44
Rizzetta & Company, Inc.	300440	INV0000109728	Personnel Reimbursement 05/26	\$ 1,495.61
SafeTouch, LLC	300435	21735	Quarterly Monitoring 05/26	\$ 150.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sarah Nesheiwat	300422	SN050526-266	Board of Supervisors Meeting 05/05/26	\$ 200.00
Shelly Hillard	300438	266-051626	Deposit Reimbursement 05/26	\$ 250.00
Solitude Lake Management, LLC	300436	PSI266870	Stormwater Maintenance 05/26	\$ 1,380.00
Stanley Haupt	300423	SH050526-266	Board of Supervisors Meeting 05/05/26	\$ 200.00
Stefica Bekrida	300429	266-053026	Deposit Reimbursement 05/26	\$ 250.00
Straley Robin Vericker	300437	28455	Legal Services 04/26	\$ 2,000.50
Suncoast Sparkling Cleaning Service, Inc	300430	505	Janitorial Services 04/26	\$ 375.00
The Observer Group, Inc.	300443	26-01092P	Legal Advertising 05/26	\$ 74.38
Thomas M. May	300424	TMay050526-266	Board of Supervisors Meeting 05/05/26	\$ 200.00
Tracy E. Mayle	300425	TM050526-266	Board of Supervisors Meeting 05/05/26	\$ 200.00
Valley National Bank	20260526-1	CC043026-266	Credit Card Expenses 04/26	\$ 305.01
Withlacoochee River Electric Cooperative, Inc.	20260508-1	1573431-042126	Electric Services 04/26	\$ 517.90

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	20260508-1	1573432-042126	Electric Services 04/26	\$ 3,278.94
Withlacoochee River Electric Cooperative, Inc.	20260508-1	1573433-042126	Electric Services 04/26	\$ 42.64
Withlacoochee River Electric Cooperative, Inc.	20260508-1	2026777-042126	Electric Services 04/26	\$ 53.68
Withlacoochee River Electric Cooperative, Inc.	20260508-1	2095489-042126	Electric Services 04/26	<u>\$ 176.37</u>
Report Totals				<u>\$ 46,558.36</u>

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$ 250.00

Project: Birthday party

Date: 3/30/2024 / Refund Date: 4/27/2024

Payable To: Amanda Baker

Reason: Refund Deposit for Private event

Requestor: Frances Thomson (Club House Coordinator)

Directions for Check:

Amanda Baker
12602 white Bluff RD
Hudson Fla 34669
(727) 225-1582

→ Party date: 4/25/24 ←

The Verandahs CDD
Meeting Date: May 5, 2026

SUPERVISOR PAY REQUEST

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

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30 pm
Meeting End Time:	8:00
Total Meeting Time:	1:30

Time Over (3) Hours:

Total at \$175 per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: Reyn G. G. G.

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

May 15, 2026
Project No: 50190473.000
Invoice No: 22488019
Due Date: June 14, 2026
Project Manager Scott Ethier

Project 50190473.000 Verandahs CDD FY26 Gen Engineering

Professional Services from March 28, 2026 to April 24, 2026

Phase 0001 1. General Engineering

Professional Personnel

	Hours	Rate	Amount	
ENGINEER VII	1.30	270.00	351.00	
Totals	1.30		351.00	
Total Labor				351.00
		Total this Phase		351.00

Billings to Date

	Current	Prior	Total	
Labor	351.00	4,407.50	4,758.50	
Totals	351.00	4,407.50	4,758.50	
		Total Invoice Amount Due		<u><u>351.00</u></u>

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

Billing Backup

Monday, May 4, 2026

002 - Dewberry Engineers Inc.

Invoice 22488019 Dated 05/15/2026

8:37:57 AM

Project 50190473.000 Verandahs CDD FY26 Gen Engineering

Phase 0001 1. General Engineering

Professional Personnel

		Hours	Rate	Amount
ENGINEER VII				
Ethier, Scott	04/07/2026	1.30	270.00	351.00
Monthly board meeting.				
	Totals	1.30		351.00
	Total Labor			351.00

Total this Phase 351.00

Total this Project 351.00

Total this Report 351.00

DIGITAL SOUTH COMMUNICATIONS, INC.

1150 Kapp Drive

Clearwater, FL 33765

+17274412700

accounting@digitalsouth.com

www.digitalsouth.com

Invoice**BILL TO**

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

SHIP TO

12375 Chenwood Ave
 Hudson, Florida 34669
 United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
593528120	05/01/2026	\$41.67	05/22/2026	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	4.04	4.04
	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	41.67
TAX	0.00
TOTAL	41.67
BALANCE DUE	\$41.67

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

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$ 250.00

Project: Baby shower

Date: 3/19/2026 / Refund Date: 5/11/26

Payable To: Donnett Beckford

Reason: Refund Deposit for Private event

Requestor: Frances Thomson (Club House Coordinator)

Directions for Check:

Donnett Beckford
12503 Chenwood Ave
Hudson, Fla 34469

(813) 767-3517

→ Party Date: 5/9/2026 ←



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

Billing Date:
Apr 25, 2026

Billing Period:
Apr 25 – May 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
May 19

Bill history

Previous balance	\$181.99
Payment received by Apr 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 04272026 NNNNNN 01 999711

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.

33500072785677730731190000000000000000181995



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



Internet

Monthly Charges

04.25-05.24	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

Gotcha Wildlife Removal LLC
22154 Wise Owl Rd
Brooksville, FL 34602-6008

gotchawildlife@gmail.com
+1 (813) 400-5199
http://www.GotchaWildlifeRemoval.com



Bill to
Sean Craft
The Verandahs CDD
3434 Colwell Ave

Ship to
The Verandahs CDD
3434 Colwell Ave
Tampa, FL 33614

Tampa
FL
33614

Invoice details

Invoice no.: 080661
Terms: Due on receipt
Invoice date: 05/08/2026
Due date: 05/08/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Dead Animal Removal	Removal and disposal of dead alligator from pond bank	1	\$799.00	\$799.00

Total **\$799.00**

Ways to pay



Overdue 05/08/2026

Note to customer

Thank you for your business.

[View and pay](#)

This invoice was duplicate paid Tiziri is working on getting corrected 06/03/26



INVOICE #6851

ISSUED:
03/02/2026

DUE:
03/02/2026

RECIPIENT:

The Verandahs CDD, c/o Rizzetta & Company
3434 Colwell Ave. Suite 200
Tampa, FL 33614

SENDER:

High Trim LLC
15036 U.S. 19 N
Hudson, Florida 34667

SERVICE ADDRESS:

12449 Chenwood Avenue
Hudson, Florida 34669

Phone: 727-514-3889
Email: manager@hightrimtreeservice.com
Website: www.hightrimtreeservice.com

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 #6851

ISSUED:
03/02/2026

DUE:
03/02/2026

Total	\$2,370.00
--------------	-------------------

[Pay Now](#)

PAST DUE

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$ 250.00

Project: Going away party

Date: 4/25/24 / Refund Date 5/4/2024

Payable To: Keith Gambino

Reason: Refund Deposit for Private event

Requestor: Frances Thomson (Club House Coordinator)

Directions for Check:

Keith Gambino

12509 Chenwood Ave

Hudson Fla 34669

(727) - 798 - 8782

→ Party Date 5/2/2024 ←



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: 24300928
 Billing Date: 4/13/2026
 Billing Period: 2/17/2026 to 3/19/2026

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	2/17/2026	6	3/19/2026	7	30	1

Usage History

Month	Usage
March 2026	1
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

Transactions

Previous Bill	85.18
Payment 03/30/26	-85.18 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 pascoeasypay.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	4/30/2026

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

The Total Due will be electronically transferred on 04/30/2026.



VERANDAHS CDD
 PO BOX 32414
 Charlotte NC 28232

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



INVOICE

Pye Barker Fire & Safety
 10236 Fisher Ave Suite F
 Tampa, FL 33619
www.pyebarkerfs.com
 727-842-1714
 1247PZ@pyebarkerfs.com

Customer PO:	Order No:	Invoice No:	Due Date:
	ST00940965	IV01113507	06/10/2026
Invoice Date:	Terms:	Invoice Total:	Amount Due:
05/11/2026	Net 30	131.00	131.00

License: EF20001593/FED17000006/FED17000007/FOC21-000097


BILL TO:
 158768 - THE VERANDAHS CDD
 3434 Colwell Ave
 Suite 200
 Tampa, FL 33614-8390

WORKSITE:
 158768 - THE VERANDAHS COMMUNITY
 DEVELOPMENT DISTRICT
 12375 CHENWOOD AVE
 Hudson, FL 34669

Authorized By:	Job Number:	Service Location:	Bill To ID:	Worksite ID:	Technician:
FRANCES THOMSON	CON0000114343	Tampa, FL	158768	158768	Kobe Monroe

Item	Description	Qty	Unit Price	Total	Tax
IA	Annual Fire Ext Insp	3	12.00	36.00	0.00
FUEL	Fuel Surcharge	1	10.00	10.00	0.00
FESL	Dispatch & Compliance	1	85.00	85.00	0.00

Work Notes:



Save time and stamps by going paperless. View, print, and pay your invoices online at <https://customer.pyebarkerfs.com/>

Unless otherwise set forth in an executed agreement between you and Pye-Barker, Pye-Barker's services described herein are subject to the Pye-Barker General Terms and Conditions available at <https://pyebarkerfs.com/generalterms> ("General T&Cs"). The applicable version of such terms shall be the version in effect as of the date this document was fully executed. Such terms shall not be modified except by a written agreement signed by both parties. By signing or receiving services described in this document, you acknowledge that you have reviewed such terms and conditions and that they will be incorporated by reference. This order document, including the General T&Cs, contains the complete and final agreement between the parties regarding the subject matter herein. For the avoidance of doubt, any additional terms that you provide, including those contained in a purchase order, shall have no effect, unless expressly agreed to in writing by Pye-Barker. In the event of a conflict between the General T&Cs and the terms of this order document, the terms of this order document shall control.

Remit To Address:

Pye-Barker Fire & Safety, LLC
PO BOX 735358
Dallas, TX 75373-5358

PAY NOW:
Use the token below to create your account 5Fwuvur06sQ= https://customer.pyebarkerfs.com

Reference: PBFS-PZ

Subtotal	131.00
Tax	0.00
Freight	0.00
Total	131.00

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.: 33308
Terms: Due on receipt
Invoice date: 03/01/2026
Due date: 03/01/2026

#	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**

Payment -\$0.05

Balance due **\$10,349.95**

Overdue 03/01/2026

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.: 33546
Terms: Due on receipt
Invoice date: 03/24/2026
Due date: 03/24/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 3.11.26 Service call for a stuck valve; the power was shut off when I arrived.			
2.		Sales	Service call/labor	2	\$125.00	\$250.00

Total **\$250.00**

Overdue 03/24/2026

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.: 34021
Terms: Due on receipt
Invoice date: 05/01/2026
Due date: 05/01/2026

#	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.: 34203
Terms: Due on receipt
Invoice date: 05/14/2026
Due date: 05/14/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	STUMP GRINDING FROM APPROVED PROPOSAL - CHENWOOD AVENUE - NEAR EXIT GATE: Scope of Work: *Grind the stump of the remaining base of the Chinese Elm, behind the Viburnum shrubs. *Backfill with soil and mulch.	1	\$350.00	\$350.00
Total						\$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.: 34210
Terms: Due on receipt
Invoice date: 05/14/2026
Due date: 05/14/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	DOG PARK CONTROLLER REPLACEMENT: Scope of Work: *Replace the malfunctioning 4-station controller at the Dog Park *Hunter XC 400 controller	1	\$420.78	\$420.78
					Total	\$420.78

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.: 34217
Terms: Due on receipt
Invoice date: 05/14/2026
Due date: 05/14/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 4.27.26 Clubhouse Timer Repairs made on zones 1 & 6.			
2.		Sales	4" Rotor	2	\$22.18	\$44.36
3.		Sales	Nozzle	4	\$2.88	\$11.52
4.		Sales	labor-technician	1	\$65.00	\$65.00
					Total	\$120.88

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.: 34218
Terms: Due on receipt
Invoice date: 05/14/2026
Due date: 05/14/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 4.27.26 Timer 1 Repairs to zone 19.			
2.		Sales	6" spray head	1	\$12.06	\$12.06
3.		Sales	labor-technician	0.5	\$65.00	\$32.50
					Total	\$44.56

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

Invoice

Date	Invoice #
5/2/2026	INV0000109132

Bill To:

VERANDAHS CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
May	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 #
5/1/2026	INV0000109303

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
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 #
5/8/2026	INV0000109329

Bill To:

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

Services for the month of	Terms	Client Number
May	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 #
5/22/2026	INV0000109728

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,495.61	\$1,495.61
Subtotal			\$1,495.61
Total			\$1,495.61



Invoice

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

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

Installation Address
Verandahs CDD 12375 Chenwood Ave Hudson FL 34669

P.O/Project ID	Date	Invoice #	Due Date	Acct #
	05/01/2026	21735	05/31/2026	7852484

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

Subtotal	\$150.00
Sales Tax (0.0%)	\$0.00
Total	\$150.00
Balance Due	\$150.00

Securiteam is now a part of Safetouch!

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$ 250.00

Project: Graduation Brunch

Date: 4/5/2026 / Refund Date: 5/18/26

Payable To: Shelly Hillard

Reason: Refund Deposit for Private event

Requestor: Frances Thomson (Club House Coordinator)

Directions for Check:

Shelly Hillard
12841 sawlston PL
Hudson, Fla 34669

(813) 707-4444

Party Date: 5/16/2026



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
 *****ADDRESS CHANGED*****
 PO BOX 85529
 CHICAGO, IL 60689-5529
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PSI266870
 Invoice Date: 5/2/2026

Bill

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

Ship

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

Ship Via
 Ship Date 5/2/2026
 Due Date 6/1/2026
 Terms Net 30

Customer ID 13825
 P.O. Number
 P.O. Date 5/2/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance May Billing 5/1/2026 - 5/31/2026 The Verandahs CDD - LAKE ALL		1	1	1,380.00	1,380.00

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

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

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$ 250.00

Project: Birthday Party

Date: 5/2/2026 / Refund Date 5/11/24

Payable To: Stefica Bekrida

Reason: Refund Deposit for Private event

Requestor: Frances Thomson (Club House Coordinator)

Directions for Check:

Stefica Bekrida (Leonardo Leon)

11901 Greengate Dr.

Hudson Fla 34669

(315) 725-7610

Party Cancelled

→ Party Date: 5/30/26 ←

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

May 15, 2026

Client: 001308

Matter: 000001

Invoice #: 28455

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
4/7/2026	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	4.0	\$1,220.00
4/8/2026	KCH	PREPARE SERVICES AGREEMENT FOR POND BANK EROSION REPAIR WITH SOLITUDE.	1.0	\$305.00
4/13/2026	KCH	REVIEW FINANCIAL STATEMENTS FOR MARCH 31, 2026.	0.3	\$91.50
4/19/2026	KCH	REVIEW AND REVISE RESOLUTION APPROVING A PROPOSED BUDGET AND SETTING A PUBLIC HEARING; REVIEW AND REVISE NOTICE OF QUALIFYING PERIOD FOR GENERAL ELECTION.	0.4	\$122.00
4/28/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	\$122.00
4/30/2026	AM	DRAFT DEMAND LETTER RE EROSION ON CDD PROPERTY FROM TOWNHOMES HOA.	0.8	\$140.00
Total Professional Services			6.9	\$2,000.50

May 15, 2026

Client: 001308
Matter: 000001
Invoice #: 28455

Page: 2

Total Services	\$2,000.50	
Total Disbursements	\$0.00	
Total Current Charges		\$2,000.50
Previous Balance		\$2,645.50
Less Payments		(\$2,645.50)
PAY THIS AMOUNT		\$2,000.50

Please Include Invoice Number on all Correspondence

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01092P

Date 05/15/2026

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

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

Description

Amount

Serial # 26-01092P

\$74.38

Notice of Qualifying Period For Candidates

RE: The Verandahs Qualifying Period for Board Seat ending on June 12, 2026

Published: 5/15/2026

Important Message

Paid

()

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

Total

\$74.38

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of The Verandahs Community Development District (the "District") will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates may qualify for the office of board member of the District with the Pasco County Supervisor of Elections by mail to the Honorable Brian E. Corley, Supervisor of Elections, Post Office Box 300, Dade City, Florida 33525-0300, or in person at the following office locations:

East Pasco Government Center 14236 6th Street, Suite 200 Dade City, FL 33526 Telephone: (352) 521-4302	Central Pasco Professional Center 4111 Land O'Lakes Blvd., Room 105 Land O'Lakes, FL 34639 Telephone: (813) 929-2788
-----------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------

Liberty Building
8606 Government Drive, Suite 1
New Port Richey, FL 34654
Telephone: (727) 847-8162

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has two (2) seats up for election, specifically seat 1 and seat 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on Tuesday, November 3, 2026, in the manner prescribed by law for general elections.

Please note that information in this notice is subject to change. For the latest information and additional information, please contact the office of the Pasco County Supervisor of Elections or visit their website at www.pascovotes.gov.

Sean Craft
District Manager

May 15, 2026

26-01092P

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

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CC043026-266

0 THE VERANDAHS CDD 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$9,680.00
Statement Closing Date	April 30, 2026
Days in Billing Cycle	30
Previous Balance	\$195.89
Payments & Credits	\$195.89
Purchases & Other Charges	\$305.01
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$305.01

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	\$305.01
Minimum Payment Due	\$305.01
Payment Due Date	May 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
				\$195.89-
04/27	04/27	F151500G500CHGDDA	AUTOMATIC PAYMENT - THANK YOU	195.89-
		MICHELLE WHITE		\$0.00
		FRANCES THOMSON		\$305.01
04/06	04/06	5543286FG5WQK7NKX	WM.COM HOUSTON TX	100.00
			MCC: 4900 MERCHANT ZIP: 77002	
04/06	04/06	5543286FG5W4478V6	ZOGICS 888-623-0088 LENOX MA	133.77
			MCC: 2842 MERCHANT ZIP:	
04/07	04/07	0543684FJBLJ59WHY	WM SUPERCENTER #5266 HUDSON FL	11.39
			MCC: 5411 MERCHANT ZIP: 34667	
04/18	04/18	5270715FX09G0MAL5	THE HOME DEPOT #6865 NEW PRT RCHY FL	43.30
			MCC: 5200 MERCHANT ZIP: 34654000	
04/28	04/28	5543286G663QH7Q34	AMAZON MKTPL*BS8QY37S1 SEATTLE WA	16.55
			MCC: 5942 MERCHANT ZIP:	

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	May 25, 2026
New Balance	\$305.01
Minimum Payment Due	\$305.01
Past Due Amount	\$0.00

Make Check
Payable to:

Amount Enclosed:

\$	
----	--

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

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

The Verandahs CDD
Credit Card - F. Thomson

Closing Date 30-Apr-26
Payment Date 25-May-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
4/6/2026	WC.com	Supplies	100.00	100.00	
4/6/2026	zogics	Supplies	133.77	133.77	
4/7/2026	WM Supercenter	Supplies	11.39	11.39	
4/18/2026	The Home Depot	Supplies	43.30	43.30	
4/28/2026	Amazon	Supplies	16.55	16.55	
TOTAL			\$ 305.01	\$ 305.01	\$ -
				57200-4619	51300-4901

Order Summary

Subscription charged on April 30, 2026 Order # D01-1953737-1648211

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

[Back to top](#)



[Business Account \(Pop\)](#)

Search by keyword, item number, or brand



My Account

[< BACK](#)

- Rewards
- Orders
- My Subscriptions
- Saved Addresses
- Payment Methods
- Account Settings
- Free Shipping Promotions

Order #469023

[PRINT INVOICE](#)

Order Date: Apr 05, 2026 | **Status:** Awaiting fulfillment

ORDER DETAILS

Subtotal: \$127.95
Protection For Damage, Loss, Theft & More!:
 \$5.82
Grand Total: \$133.77
Payment Method: Credit Card

SHIP TO

Frances Thomson
 THE VERANDAH'S CCD
 12405 Parchment Dr
 Hudson, Florida 34667
 United States

BILL TO

Frances Thomson
 THE VERANDAH'S CCD
 3434 Colwell Ave
 Tampa, Florida 33614
 United States

ITEMS ORDERED

Items shipped to 12405 Parchment Dr, Hudson, Florida, 34667, United States



1 × Zogics Antibacterial Disinfecting Wipes, Z800-4 (4 rolls/case)


\$127.95

Select Quantity (Buy More, Save More!): 1 Case (4 Rolls)


Subscribe & Save 5%: One Time Purchase

SELECT TO REORDER

Questions? We love to help!

 888.623.0088

 Live Chat

 hello@zogics.com

Sign Up for Email

Get the latest deals, special offers, and resources right to your inbox.

SIGN ME UP

Garbage ca New Invoice

Please log in to My WM to view your latest invoice and make a payment.

[View Invoice](#)

[Make a Payment](#)

Payment Details

Pd \$ 100.00

Customer ID 22-95172-53005

Invoice Date 02/20/2026

Invoice Number 1173800-1568-7

Invoice Amount \$79.61

Account Balance **\$-200.0**

Convenience fee may apply when using card or digital wallet. Visit wm.com/payments to learn more.

Never miss a payment – log in to My WM to enroll in AutoPay. Explore wm.com/billhelp to learn more about your bill and charges. Use direct debit from a bank account to skip the convenience fee.

wm waste management

Walmart

Save money. Live better.

WAL*MART
7278610040 Mgr. AARON
HUDSON, FL
ST# 5266 OP# 9018 TE# 18 TR# 3597

GAIN UL	003700074346	3.94
FABPEACH56	082785402011	4.97
SWGLASSCLEA	004191100050	2.48

	SUBTOTAL	11.39
TAX 12	0 %	0.00
	TOTAL	11.39
MASTERCARD CREDIT TEND		11.39
MASTERCARD	**** * 0442	
CHANGE DUE		0.00

ITEMS SOLD 3

TC# 6614 3227 0518 8285 4713



04/07/26 12:33:53



How doers
get more done.

8445 LITTLE ROAD
NEW PORT RICHEY, FL 34652 (727)8474606

6865 00054 44179 04/18/26 03:22 PM
SALE CASHIER DONNA

883351469364 DOORLOCK <A> 40.47
KS SIG TUSTIN BED/BATH SATIN NICKEL

SUBTOTAL 40.47
SALES TAX 2.83
TOTAL \$43.30

XXXXXXXXXXXX0442 MASTERCARD

USD\$ 43.30
TA

AUTH CODE 018997/8542749

AUTH MODE - ISSUER

Chip Read

AID A0000000041010

Mastercard

P.O.#/JOB NAME: THE VERANDAHS COMMU
6865 04/18/26 03:22 PM



6865 54 44179 04/18/2026 6978

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON
A 1 90 07/17/2026

Order Summary

Order placed April 27, 2026 Order # 111-5927037-6753049

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:	\$16.55
Shipping & Handling:	\$0.00
Total before tax:	\$16.55
Estimated tax to be collected:	\$0.00
Grand Total:	\$16.55

Arriving tomorrow



2

Amazon Basics Liquid Hand Soap Refill, Mango and Coconut Water Scent, Triclosan-Free, Dermatologist Tested, pH Balanced, Paraben-Free, 50 Fl Oz (Pack of 1) (Previously Solimo)

Sold by: Amazon.com

Supplied by: Other

\$4.78



Handy Broom, Indoor/Outdoor Brooms, Duty Kitchen Broom, for Home Garage Kitchen Office Courtyard Lobby Patio Lawn Concrete (1, Red)

Sold by: Nodirz Shop

Supplied by: Other

\$6.99

Learn more



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 **04/21/2026**
Amount Due **517.90**
Current Charges Due **05/14/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

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

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 @ 0.04375 48.17
Poles (QTY 22) 231.00
FL Gross Receipts Tax 2.65

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 517.90
Total Due E.F.T. 517.90

***** ATTENTION *****

The 2025 Capital Credits assigned amount for this account is \$717.73. These credits are not refundable at this time nor can they be applied toward the balance owed.

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

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

DO NOT PAY
Total amount will be electronically transferred on or after 05/08/2026.



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: 04/21/2026

District: BP13

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	05/08/2026
TOTAL CHARGES DUE	517.90
DO NOT PAY	

000157343100005179000005179006



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 **04/21/2026**
Amount Due **3,278.94**
Current Charges Due **05/14/2026**

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

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

Light Energy Charge 264.40
Light Support Charge 227.05
Light Maintenance Charge 413.25
Light Fixture Charge 506.31
Light Fuel Adj 9,334 KWH @ 0.04375 408.37
Poles (QTY 141) 1,436.50
FL Gross Receipts Tax 23.06

Total Current Charges 3,278.94
Total Due E.F.T. 3,278.94

***** ATTENTION *****

The 2025 Capital Credits assigned amount for this account is \$4,495.19. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

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 05/08/2026.



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: 04/21/2026

District: BP13

Use above space for address change ONLY.

1573432 BP13
VERANDAHS CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after	05/08/2026
TOTAL CHARGES DUE	3,278.94
DO NOT PAY	

000157343200032789400032789404



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 **04/21/2026**
Amount Due **42.64**
Current Charges Due **05/14/2026**

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				
03/16	13094	04/16	13117				23

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Apr 2026	31	1
Mar 2026	28	1
Apr 2025	29	1

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

Previous Balance 42.59
Payment 42.59CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 23 KWH @ 0.06090 1.40
Fuel Adjustment 23 KWH @ 0.04375 1.01
FL Gross Receipts Tax 1.07

Total Current Charges 42.64
Total Due E.F.T. 42.64



1 0 3 6 5 3 8 4

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

***** ATTENTION *****

The 2025 Capital Credits assigned amount for this account is \$60.65. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

DO NOT PAY
Total amount will be electronically transferred on or after 05/08/2026.



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: 04/21/2026

District: BP13

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	05/08/2026
TOTAL CHARGES DUE	42.64
DO NOT PAY	

000157343300000426400000426406



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 **04/21/2026**
Amount Due **53.68**
Current Charges Due **05/14/2026**

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					
03/16	1925	04/16	2051				126	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Apr 2026	31	4
Mar 2026	28	4
Apr 2025	29	1

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

Previous Balance 50.72
Payment 50.72CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 126 KWH @ 0.06090 7.67
Fuel Adjustment 126 KWH @ 0.04375 5.51
FL Gross Receipts Tax 1.34

Total Current Charges 53.68
Total Due E.F.T. 53.68



1 0 3 6 5 3 8 4

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

***** ATTENTION *****

The 2025 Capital Credits assigned amount for this account is \$58.48. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

DO NOT PAY
Total amount will be electronically transferred on or after 05/08/2026.



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: 04/21/2026

District: BP13

Use above space for address change ONLY.

2026777 BP13
VERANDAHS CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after	05/08/2026
TOTAL CHARGES DUE	53.68
DO NOT PAY	

000202677700000536800000536802



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 **04/21/2026**
Amount Due **176.37**
Current Charges Due **05/14/2026**

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				
03/16	1398	04/16	2667				1269

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Apr 2026	31	41
Mar 2026	28	54
Apr 2025	29	39

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 198.57
Payment 198.57CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,269 KWH @ 0.06090 77.28
Fuel Adjustment 1,269 KWH @ 0.04375 55.52
FL Gross Receipts Tax 4.41

Total Current Charges 176.37
Total Due E.F.T. 176.37



1 0 3 6 5 3 8 4

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

***** ATTENTION *****

The 2025 Capital Credits assigned amount for this account is \$264.60. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

DO NOT PAY
Total amount will be electronically transferred on or after 05/08/2026.



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: 04/21/2026

District: BP13

Use above space for address change ONLY.

2095489 BP13
VERANDAHS CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after	05/08/2026
TOTAL CHARGES DUE	176.37
DO NOT PAY	

000209548900001763700001763709