Rizzetta & Company

The Verandahs
Community Development District

Board of Supervisors Meeting
September 1, 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	Chair
	Thomas May	Vice Chair
	Tracy Mayle	Assistant Secretary
	Sarah Nesheiwat	Assistant Secretary
	Brenton Basinger	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

August 24, 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, September 1, 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

C. Red Tree
  i. Review of Landscaper Comments (Under Separate Cover)
  ii. Review of July & August Irrigation Reports............................ Tab 3

D. Hi-Trim
  i. Review of Hi Trim Report (Under Separate Cover)

E. District Counsel

F. District Engineer
  i. Consideration of Work Authorization for FY 2027 .... Tab 4

G. District Clubhouse Manager
  i. Review of Clubhouse Manager Report.................................. Tab 5

H. District Manager
  i. Review of District Manager's Report .... Tab 6

4. BUSINESS ITEMS

A. Consideration of Fifth Addendum to the Contract for Professional Amenity Services.. Tab 7

B. Consideration of Second Addendum for Professional District Management Services.. Tab 8

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on August 4, 2026.................................. Tab 9

B. Consideration of Operation and Expenditures for July 2026 .... Tab 10

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

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

Sincerely,

Sean Craft
Sean Craft
District Manager

Tab 1

The Verandahs CDD
Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2026-08-20

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

Wesley Chapel Field Office

SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

TABLE OF CONTENTS

Pg

40

Comments:

Normal growth observed

This sites submersed vegetation is much better. Minor shoreline grasses but overall site is looking well.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

80

Comments:

Site looks good

Shoreline weeds are cleared away. Minor surface algae starting. Water levels are still fairly low.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

100

Comments:

Site looks good

Minor growth on littoral shelf. Flow structure is looking well.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

130

Comments:

Normal growth observed

Erosion starting on shorelines. Water levels remain low. Biofilm and algae present on surface of water.

Action Required:

Routine maintenance next visit

Target:

Surface algae

140

Comments:

Normal growth observed

Site has a biofilm and algae within corner cove of site. Some trash seen along perimeter of site.

Action Required:

Routine maintenance next visit

Target:

Surface algae

150

Comments:

Site looks good

Site is looking well overall. Minor growth but no major concerns at this time.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: F100

Comments:

Site looks good

Site is looking well and shorelines are free of nuisance growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: F120

Comments:

Site looks good

Site is doing much better and submersed vegetation is under control. Water levels are still low but there are no major concerns.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: F160

Comments:

Site looks good

Site is looking well.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: F160

Comments:

Site looks good

Shorelines are free on growth.
Water is a little turbid.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

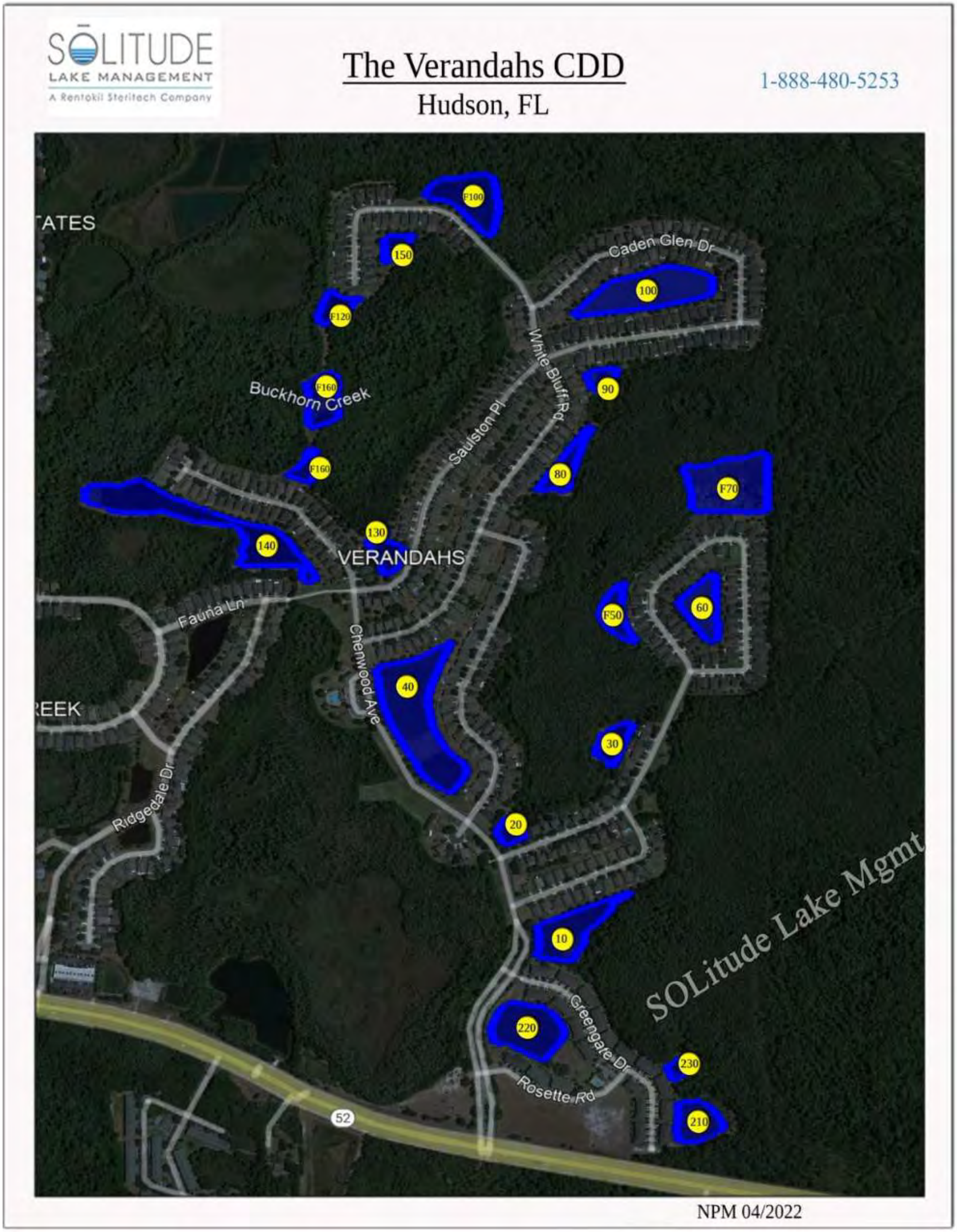
Management Summary

In the month of August, ponds are starting to get more water in them and our daily temperatures are still high. We are still experiencing low water levels in some sites and more algae blooms within the community. There was growth pop ups on a few sites (#130 and #140) 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 heavy rains. Sites are doing well and we will monitor them to ensure algae is being controlled as we are in our high growth season. Our focus is staying on top of the shoreline growth while the ponds continue to fill with water.

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	Site looks good	Species non-specific	Routine maintenance next visit
100	Site looks good	Shoreline weeds	Routine maintenance next visit
130	Normal growth observed	Surface algae	Routine maintenance next visit
140	Normal growth observed	Surface algae	Routine maintenance next visit
150	Site looks good	Species non-specific	Routine maintenance next visit
F100	Site looks good	Species non-specific	Routine maintenance next visit
F120	Site looks good	Species non-specific	Routine maintenance next visit
F160	Site looks good	Species non-specific	Routine maintenance next visit
F160	Site looks good	Species non-specific	Routine maintenance next visit

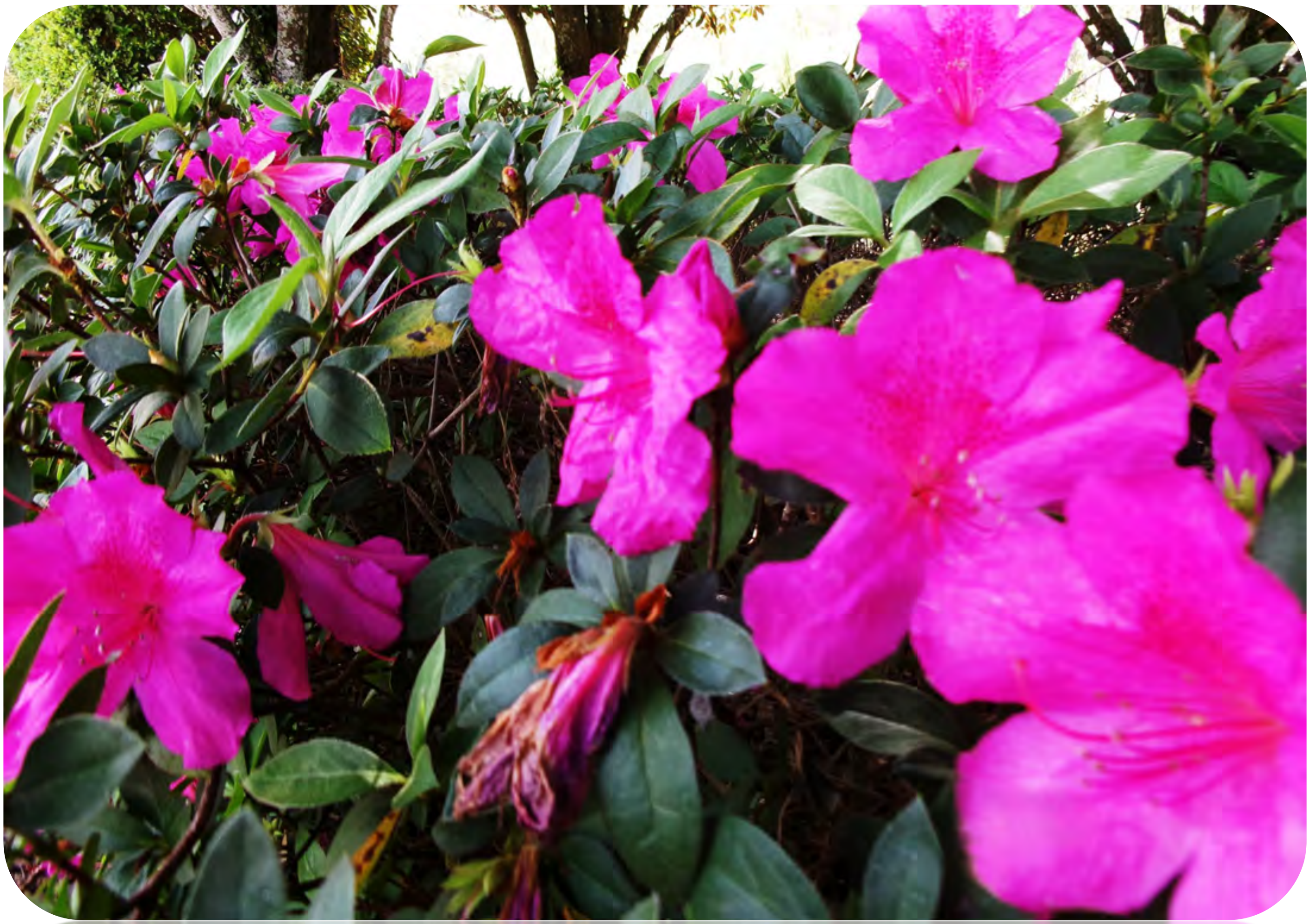


SOLITUDE LAKE MANAGEMENT
A Rentokil Steritech Company
The Verandahs CDD
Hudson, FL
1-888-480-5253
F100
150
Caden Glen Dr
100
F120
White Bluff Rd
90
F160
Buckhorn Creek
Saulston Pl
80
F160
F70
140
130
VERANDAHS
Fauna Ln
F50
60
40
Chenwood Ave
30
Ridgedale Dr
20
SOLitude Lake Mgmt
10
220
Greengate Dr
230
Rosette Rd
210
52
NPM 04/2022

Tab 2

THE VERANDAHS

COMMUNITY ASSET MANAGEMENT REPORT



August 10, 2026
Rizzetta & Company
Dylan Campbell – Community Asset Manager

Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintenance Events

- **St. Augustine Fertilizer Guidelines (September):** SRN will be applied at a rate of 1.0 lb. of nitrogen per 1,000 SF, with approximately 1,000 lbs. of product scheduled for application throughout the designated turf areas. Slow-release nitrogen provides a steady supply of nutrients over an extended period, supporting healthy turf growth, improved color and density, and stronger overall plant vigor while reducing excessive growth and the potential for nutrient loss associated with rapidly available nitrogen sources.

- **Palm Tree Fertilizer Guidelines (September, 8N-0P_2O_5-12K_2O + 4Mg):** Palms will receive an 8-0-12 fertilizer with 4% magnesium, applied at a rate of 1.5 lbs. per 100 SF of canopy, with approximately 50 lbs. of product scheduled for application. This palm-specific nutrient balance provides nitrogen to support healthy foliage and growth, potassium to promote overall palm vigor and stress tolerance, and supplemental magnesium to support proper chlorophyll production and help reduce nutrient-related yellowing or discoloration.

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 newly planted tree at the end of the roadway continues to exhibit positive signs of establishment, with healthy green foliage and no significant visual indicators of stress or decline. The tree appears to be taking well to its new location and continues to perform considerably better than the previously installed tree. **(Pic 1>)**

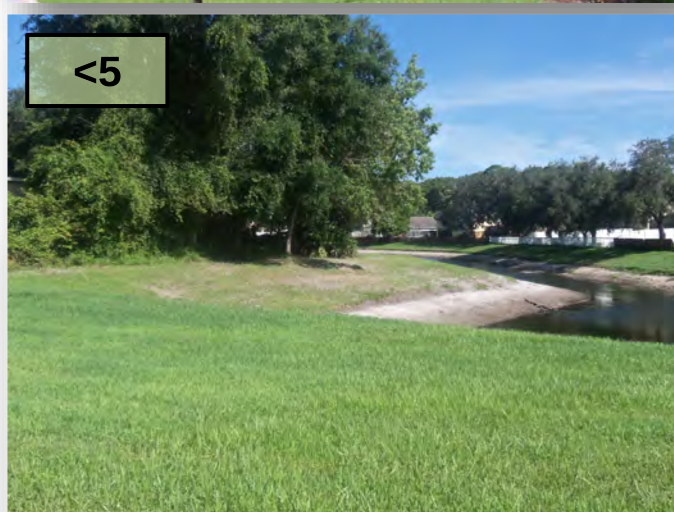
2. **Flood Comp. Area 120 & 160:** Overall, the turf surrounding the flood areas was found to be well maintained, with grasses uniformly mowed to a consistent height and as close to the water's edge as reasonably and safely possible. No significant areas of missed mowing or excessive overgrowth were observed. **(Pic 2>)**

White Bluff Road, Chenwood Ave, Pond 140

3. **White Bluff Road(Pump Station):** Plantings surrounding the pump station fencing were healthy and exhibited no visible dieback, while the surrounding mulch beds were clean and free of significant weed presence. The privacy hedging was somewhat uneven in appearance, request detailing and shaping to restore uniformity. **(Pic 3)**

4. **Chenwood Ave(North Pump Station):** The crape myrtles have become quite dense with healthy foliage and, in my opinion, currently present an attractive, full appearance. <u>However, I would like to request direction from the Board regarding whether they prefer this natural growth or would like the trees pruned and shaped into a cleaner, more controlled form in the future.</u> Separately the Pump station plant beds were well maintained. **(Pic 4>)**

5. **Pond 140:** Turf loss was observed along the west bank of the pond in an area of previously reported dieback. Natural recovery has not occurred as hoped; request a recovery plan to restore consistent turf coverage. **(Pic 5>)**



6. **Chenwood Ave(North Pump Station):** The turfed area behind the pump station was healthy and dense, with consistent coverage and no significant decline observed. **(Pic 6)**

7. **Amenity Center:** A broken irrigation dripline was observed within the mulch bed on the north side of the pool area. Request prompt repair to prevent water loss and maintain adequate irrigation to the surrounding plantings. **(Pic 7)**


7

8. **Amenity Center:** Visible dieback was observed within the hedging along the rear perimeter of the fenced pool area. Request inspection for potential pests, disease, or fungal activity and appropriate corrective action based on the findings. In addition, minor turf grass intrusion was observed within the mulched area. **(Pics 8A> & 8B>)**


<8A


<8B

9. **Amenity Center:** Minor turf thinning was observed within the strip between the parking lot and roadway, with a more significant area of dieback along the interior parking lot edge. Request inspection of the affected turf and verification of adequate irrigation coverage. **(Pics 9A, 9B>, 9C>)**

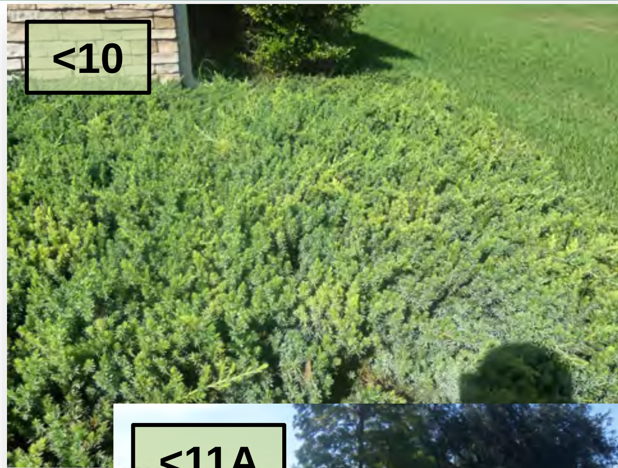

9A


<9B


<9C

Amenity Center, Royston Bend

10. Amenity Center: Minor turf grass intrusion was observed within the clubhouse landscape bed plantings. Request treatment and removal to prevent further establishment and maintain a clean appearance. **(Pic 10>)**



11. Chenwood Ave: Previously reported turf decline remains within the easement across from and slightly south of the Amenity Center. While some recovery was observed, several areas show little to no improvement. Request a recovery plan for the remaining affected turf. **(Pics 11A> & 11B>)**

12. Royston Bend: The CDD-owned area along the south edge of the roadway continues to exhibit turf dieback, though improvement was observed since the previous inspection. Request continued monitoring and recovery efforts. **(Pic 12)**

13. Royston Bend: Previously reported turf dieback remains along the south edge of Luftburrow Park, though minor recovery was observed. Weed growth is also present; request treatment and removal to reduce competition and encourage the turf to naturally fill back in. **(Pics 13>)**

14. Chenwood Avenue (Pump Station, South): The previously reported circular areas of turf dieback within Luftburrow Park continue to show positive signs of recovery. Request continued monitoring and that the affected areas be kept free of weeds to support natural turf recovery. **(Pics 14A)**

15. Luftburrow Ln: The previously reported turf thinning and dieback near Jillian Circle continues to recover and fill back in naturally. Weed presence was observed within the affected area; request treatment and removal to reduce competition and support continued recovery. **(Pics 15A &15B)**

16. Chenwood Ave(South Pump Station): A small area of missing turf and exposed soil was observed behind the curb in front of the pump station. The surrounding privacy hedging was also non-uniform; request detailing to restore a clean and consistent appearance. **(Pics 16A> & 16B>, Next Page)**

17. General Note, Entryway Trees: While moss growth on larger, mature trees such as oaks is generally not considered a significant concern and typically has little impact on overall tree health, excessive moss accumulation can be more problematic on smaller ornamental trees. Within the community entryway, several smaller crape myrtles were observed with heavy moss growth covering portions of their trunks and branches, with visible signs of stress and decline also present. Given the smaller size and condition of these trees, request prompt removal of the excessive moss and inspection of the affected crape myrtles to help alleviate stress and identify any additional factors that may be contributing to their decline. **(Pics 17A> & 17B>)**


<17A


<17B


<16A


<16B

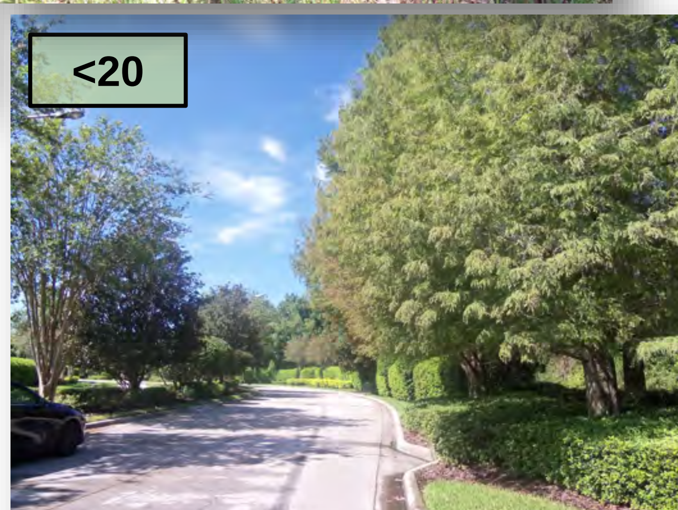
18. Chenwood Avenue: A broken irrigation line was observed within the mulched landscape area behind the sidewalk, just south of the entryway gates on the east side of the roadway. Request prompt repair to restore proper irrigation function and prevent continued water loss **(Pic 18)**


18

19. Entryway Annuals: The annual beds throughout the community entryway were found to be performing exceptionally well, with full, dense plantings and nearly no weed intrusion observed at the time of inspection. The annuals exhibited healthy foliage and consistent growth throughout the beds, with no notable areas of stress, thinning, or dieback observed. **(Pics 19A & 19B)**

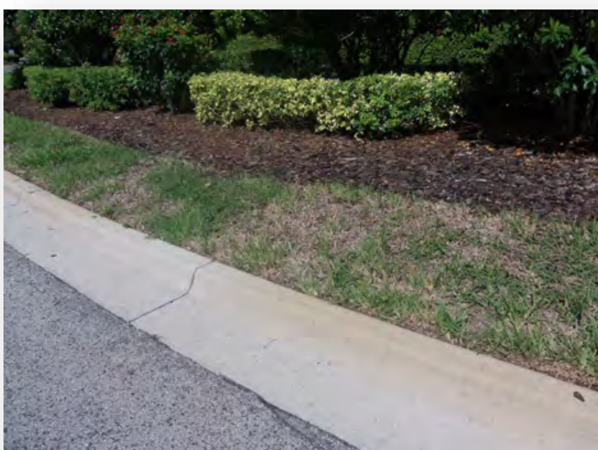
20. Chenwood Avenue, Entryway: Tree limbs and foliage just outside the west-side gate are approaching the roadway but are not currently obstructing vehicles. Request preemptive pruning to maintain proper clearance and prevent future vehicle contact. **(Pic 20>)**

21. Chenwood Avenue: A section of turf on the east side of the roadway south of Greengate Drive experienced decline during the period when the well was out of service. The area is currently showing signs of recovery, though minimally. Request assessment and continued monitoring as the turf fills back in naturally. **(Pics 21A & 21B)**



Entryway Overview

Entryway Overview:
Areas throughout the entryway medians and roadway easements continue to exhibit sections of dead, thinning, and stressed turf resulting from the period when the well was out of service and adequate irrigation was unavailable. While some affected areas are beginning to show encouraging signs of natural recovery, with fresh turf gradually spreading into previously browned or bare sections, other locations continue to struggle to reestablish consistent coverage. Request continued monitoring of these areas as recovery progresses. As the community moves into the fall months, it may be worth considering the installation of new sod in areas where natural recovery remains limited in order to restore uniform turf coverage and the overall appearance of the entryway.



Tab 3

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July Inspection 2026

Date: Jul 30, 2026 8:11 am
Inspector: Jose Soto

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

Controller	
Name	Controller 1
Location	
Model	
Modules	20
Controller ID	147561

Water Days as of Jul 30, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	Every day of the week
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	D- By gate	Pass									
2	D- Entrance island	Pass									
3	S- Sign island and entrance side	Pass									
4	S- Entrance side by SR 52	Pass	22								
5	S- Second island	Pass									
6	S- North of Rosette Road	Pass									
7	S - Rosette to gate	Pass									
8	S- Sidewalk by gate	Pass									
9	S- Greengate Drive entrance	Pass									
10	S- North of Greengate and center island	Pass									
11	S- South of Royston Bend	Pass									
12	S- By pond at Lufburrow Lane	Pass									
13	S- Luftburrow to Southbridge Terrace, near road	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	S- North of Southbridge	Pass									
15	S- North of zone 14	Pass									
16	R- Near lake	Pass									
17	S- Near controller	Pass									
18	R- South of controller	Pass									
19	S- North of gate	Pass									
20	R&S- At exit gate	Pass									
21	S- Exit side by SR 52	Pass									
22	S- Northeast side on Luftburrow	Pass									
23		Pass									
24	R- North end of Luftburrow	Pass									
25	R- Center of Luftburrow	Pass									
26	R- South end of Luftburrow	Pass									
27		Pass									
28		Pass									
29		Pass									
30		Pass									
31		Pass									
32		Pass									
33		Pass									
34		Pass									
35		Pass									
36		Pass									
37		Pass									
38		Pass									

Zone #1 - 07-30-26 8:27 am CDT

Zone #1 - 07-30-26 8:27 am CDT

Zone #2 - 07-30-26 8:30 am CDT

Zone #3 - 07-30-26 8:33 am CDT

Zone #3 - 07-30-26 8:34 am CDT

Zone #3 - 07-30-26 8:35 am CDT

Zone #3 - 07-30-26 8:36 am CDT

Zone #4 - 07-30-26 8:44 am CDT

Zone #4 - 07-30-26 9:27 am CDT

Zone #4 - 07-30-26 9:28 am CDT

Zone #5 - 07-30-26 9:30 am CDT

Zone #5 - 07-30-26 9:30 am CDT

Zone #6 - 07-30-26 9:53 am CDT

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July Inspection 2026

Date: Jul 30, 2026 8:11 am
Inspector: Jose Soto

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

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

Water Days as of Jul 30, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

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

Zone #1 - 07-30-26 1:00 pm CDT

Zone #2 - 07-30-26 1:01 pm CDT

August Inspection 2026

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Date: Aug 10, 2026 9:18 am
Inspector: Cameron Bush

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

Controller	
Name	Controller 1
Location	
Model	
Modules	20
Controller ID	147561

Water Days as of Aug 10, 2026	
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2	D- Entrance island	Pass									
3	S- Sign island and entrance side	Pass									
4	S- Entrance side by SR 52	Pass									
5	S- Second island	Pass									
6	S- North of Rosette Road	Pass									
7	S - Rosette to gate	Pass									
8	S- Sidewalk by gate	Pass									
9	S- Greengate Drive entrance	Pass									
10	S- North of Greengate and center island	Pass									
11	S- South of Royston Bend	Pass									
12	S- By pond at Lufburrow Lane	Pass									
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17	S- Near controller	Pass									
18	R- South of controller	Pass									
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23		Pass									
24	R- North end of Luftburrow	Pass									
25	R- Center of Luftburrow	Pass									
26	R- South end of Luftburrow	Pass									
27		Pass									
28		Pass									
29		Pass									
30		Pass									
31		Pass									
32		Pass									
33		Pass									
34		Pass									
35		Pass									
36		Pass									
37		Pass									
38		Pass									

Zone #1 - 08-10-26 9:19 am CDT

Zone #2 - 08-10-26 9:20 am CDT

Zone #3 - 08-10-26 9:20 am CDT

Zone #3 - 08-10-26 9:20 am CDT

Zone #3 - 08-10-26 9:22 am CDT

Zone #3 - 08-10-26 9:22 am CDT

Zone #4 - 08-10-26 9:25 am CDT

Zone #5 - 08-10-26 9:27 am CDT

Zone #5 - 08-10-26 9:27 am CDT

Zone #6 - 08-10-26 9:45 am CDT

Zone #7 - 08-10-26 9:47 am CDT

Zone #7 - 08-10-26 9:47 am CDT

Zone #7 - 08-10-26 9:48 am CDT

Zone #8 - 08-10-26 9:49 am CDT

Zone #8 - 08-10-26 9:50 am CDT

Zone #8 - 08-10-26 9:50 am CDT

Zone #9 - 08-10-26 9:52 am CDT

Zone #9 - 08-10-26 9:52 am CDT

Zone #10 - 08-10-26 9:53 am CDT

Zone #10 - 08-10-26 9:54 am CDT

Zone #10 - 08-10-26 9:54 am CDT

Zone #11 - 08-10-26 10:00 am CDT

Zone #12 - 08-10-26 10:04 am CDT

Zone #12 - 08-10-26 10:04 am CDT

Zone #13 - 08-10-26 10:05 am CDT

Zone #13 - 08-10-26 10:06 am CDT

Zone #14 - 08-10-26 10:08 am CDT

Zone #15 - 08-10-26 10:10 am CDT

Zone #16 - 08-10-26 10:12 am CDT

Zone #17 - 08-10-26 10:16 am CDT

Zone #17 - 08-10-26 10:16 am CDT

Zone #18 - 08-10-26 10:18 am CDT

Zone #18 - 08-10-26 10:18 am CDT

Zone #19 - 08-10-26 10:29 am CDT

Zone #19 - 08-10-26 10:29 am CDT

Zone #19 - 08-10-26 10:30 am CDT

Zone #20 - 08-10-26 10:32 am CDT

Zone #20 - 08-10-26 10:33 am CDT

Zone #21 - 08-10-26 10:35 am CDT

Zone #22 - 08-10-26 10:39 am CDT

Zone #22 - 08-10-26 10:39 am CDT

Zone #22 - 08-10-26 10:40 am CDT

Zone #24 - 08-10-26 10:43 am CDT

Zone #24 - 08-10-26 10:44 am CDT

Zone #25 - 08-10-26 11:01 am CDT

Zone #26 - 08-10-26 11:08 am CDT

Zone #26 - 08-10-26 11:08 am CDT

Zone #26 - 08-10-26 11:09 am CDT

Zone #26 - 08-10-26 11:10 am CDT

August Inspection 2026

***

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Date: Aug 10, 2026 11:55 am
Inspector: Cameron Bush

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

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

Water Days as of Aug 10, 2026	
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1	R- By road	Pass									
2	R- By woods	Pass									
3		Pass									

Zone #1 - 08-10-26 12:13 pm CDT

Zone #2 - 08-10-26 12:14 pm CDT

Tab 4

Dewberry

Dewberry Engineers Inc.
800 N. Magnolia Ave, Suite 1000
Orlando, FL 32803

407.843.5120
407.649.8664 fax
www.dewberry.com

Sent Via Email: scraft@rizzetta.com

August 21, 2026

Mr. Sean Craft, District Manager
The Verandahs Community Development District
c/o Rizzetta & Company
5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida 33544

Subject: Work Authorization Number 2027-1
The Verandahs Community Development District
District Engineering Services – FY 2027
Pasco County, Florida

Dear Mr. Craft:

Dewberry Engineers Inc. is pleased to submit this this Work Authorization to provide general engineering services for The Verandahs Community Development District (District). We will provide these services pursuant to our current agreement ("District Engineering Agreement").

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2027 only. We estimate a budget of $10,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of $100.

This Work Authorization, together with the referenced Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced Work Authorization. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator, in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for choosing Dewberry Engineers Inc. We look forward to continuing to work with you and your staff.

Sincerely,

Scott Ethier P.E.
Associate
Senior Project Manager

Reinardo Malavé, P.E.
Associate Vice President

SE:RM:ap
J:\Verandahs CDD_Administrative Jobs\Correspondence\The Verandahs CDD FY 2027 District Engineering Services – 08-21-2026
Enclosures

APPROVED AND ACCEPTED

By: ____________________________________
Authorized Representative of
The Verandahs Community Development District

Date: ___________________________________

Dewberry

Attachment A

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	$135.00, $150.00, $170.00
Engineer IV, V, VI	$195.00, $225.00, $255.00
Engineer VII, VIII, IX	$295.00, $325.00, $365.00
Environmental Specialist I, II, III	$115.00, $145.00, $170.00
Senior Environmental Scientist IV, V, VI	$185.00, $205.00, $230.00
Planner I, II, III	$115.00, $145.00, $170.00
Senior Planner IV, V, VI	$185.00, $205.00, $230.00
Landscape Designer I, II, III	$115.00, $145.00, $170.00
Senior Landscape Architect IV, V, VI	$185.00, $205.00, $230.00
Principal	$395.00
Technical	
CADD Technician I, II, III, IV, V	$95.00, $115.00, $140.00, $155.00, $205.00
Designer I, II, III	$115.00, $150.00, $180.00
Designer IV, V, VI	$200.00, $220.00, $260.00
Construction	
Construction Professional I, II, III	$135.00, $170.00, $200.00
Construction Professional IV, V, VI	$240.00, $280.00, $335.00
Survey	
Surveyor I, II, III	$75.00, $90.00, $120.00
Surveyor IV, V, VI	$140.00, $155.00, $170.00
Surveyor VII, VIII, IX	$190.00, $225.00, $270.00
Senior Surveyor IX	$330.00
Fully Equipped 1, 2, 3 Person Field Crew	$170.00, $215.00, $290.00
Laser Scanner 1, 2 Person Field Crew	$225.00, $270.00
Administration	
Administrative Professional I, II, III, IV	$78.00, $110.00, $135.00, $165.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

Tab 5

The Verandahs

COMMUNITY DEVELOPMENT DISTRICT

Operations Report – August 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:

- 8/4/2026: Verandah's Board meeting
- 8/6/2026: Men's Bible Study
- 8/8/2026: Sarah welch Birthday Party
- 8/9/2026: Be The Light
- 8/13/2026: Men's Bible Study
- 8/16/2026: be The Light
- 8/17/2026: CCR Meeting
- 8/18/2026: ACC Meeting
- 8/20/2026: Men's Bible Study
- 8/23/2026: Be The Light (Last Meeting)
- 8/25/2026: Verandah's HOA Meeting
- 8/27/2026: Men's Bible Study

- **Resident Payment Log:**

Nothing at this time

Debit Card Reimbursement

- Amazon: $14.99 Monthly Subscription
- Walmart: $4.97
- Amazon: $270.00

Total: $289.96

- **Suggestions/ Concerns:**

- We are having issues getting resident's clubhouse refunds to Them, can we use credit card deposits. 5 residents have had to wait months for Their refunds.

Tab 6

Rizzetta & Company

UPCOMING DATES TO REMEMBER

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

District Manager's Report

September 1

2026

THE VERANDAHS CDD

FINANCIAL SUMMARY	**7/31/2026**
General Fund Cash & Investment Balance:	$550,096
Reserve Fund Cash & Investment Balance:	$318,482
Debt Service Fund Investment Balance:	$155,863
Total Cash and Investment Balances:	**$1,024,441**

General Fund Expense Variance: **$4552** **Under Budget**

Tab 7

FIFTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Fifth Addendum to the Contract for Professional Amenity Services (this **"Fifth Addendum"),** is made and entered into as of the 1st day of October 2026 (the "**Effective Date**"), by and between The Verandahs Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Pasco County, Florida (the "**District**"), and Rizzetta & Company, Inc., a Florida corporation (the "**Consultant**").

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated October 1, 2019 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Fifth Addendum as of the Effective Date.

Rizzetta & Company, Inc.	**The Verandahs Community Development District**
By:____________________________	By:____________________________
William J. Rizzetta, President	Chairman of the Board of Supervisors

Exhibit B – Schedule of Fees
Exhibit C – Human Trafficking Affidavit
Exhibit D – Municipal Advisor Disclaimer

EXHIBIT B
SCHEDULE OF FEES

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2026 to September 30, 2027.**

PERSONNEL:

Clubhouse Coordinator
Part Time Personnel – 30 hours/week

		ANNUAL
Budgeted Personnel Total [(1)]	$	43,410.
General Management and Oversight [(2)]	$	13,250.
Total Services Cost:	**$**	**56,660.**

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.

EXHIBIT C

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated,
a Florida Corporation

By:

Name: William J. Rizzetta

Title: President

EXHIBIT D

Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.

Tab 8

SECOND ADDENDUM TO THE CONTRACT FOR DISTRICT MANAGEMENT SERVICES

This Second Addendum to the Contract for District Management Services (this **"Addendum"),** is made and entered into as of the 1st day of October, 2026 (the "**Effective Date**"), by and between **The Verandahs Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida (the "**District**"), and **Rizzetta & Company, Inc.**, a Florida corporation (the "**District Manager**").

RECITALS

WHEREAS, the District and the District Manager entered into the Contract for District Management Services dated October 1, 2024 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District and the District Manager desire to amend **Exhibit B -** Schedule of Fees section of the Contract as further described in this Addendum; and

WHEREAS, the District and the District Manager each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the District Manager agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the District Manager and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: ______________________

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: ______________________

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

BY: ______________________

PRINTED NAME: ______________________

TITLE: Chairman/Vice Chairman

DATE: ______________________

ATTEST:

____
Vice Chairman/Assistant Secretary
Board of Supervisors

____
Print Name

Exhibit B – Schedule of Fees

Exhibit B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	$1,856.75	$22,281
Administrative:	$334.17	$4,010
Accounting:	$1,498.83	$17,986
Financial Services & Revenue Collections:	$527.08	$6,325
Assessment Roll: (1)		$5,570
Total Standard On-Going Services:	$4,216.83	$56,172

(1) Assessment Roll is to be billed in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	$ 125
Two+ Lots (on tax roll)	Per Occurrence	$ 150
One Lot (direct billed by the District)	Per Occurrence	$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	$ 250
Eleven+ Lots (direct billed by the District)	Per Occurrence	$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	$ 150
Two – Five Lots	Per Occurrence	$ 200
Six – Ten Lots	Per Occurrence	$ 300
Eleven – Fifteen Lots	Per Occurrence	$ 400
Sixteen+ Lots	Per Occurrence	$ 500
Bond Amortization Schedules	Per Occurrence	$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	$ 52.00
District Manager	$ 40.00
Accounting & Finance Staff	$ 28.00
Administrative Support Staff	$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	$ 500.00
Chief Financial Officer	$ 450.00
Vice President	$ 400.00
Controller	$ 350.00
Regional District Manager	$ 300.00
Accounting Director	$ 300.00
Finance Manager	$ 300.00
Senior District Manager	$ 275.00
District Manager	$ 250.00
Amenity Services Manager	$ 250.00
Business Development Manager	$ 250.00
Landscape Inspection Services Manager	$ 250.00
Financial Analyst	$ 250.00
Senior Accountant	$ 225.00
Landscape Specialist	$ 200.00
Administrative Support Manager	$ 200.00
Senior Financial Associate	$ 200.00
Senior Administrative Assistant	$ 200.00
Staff Accountant II	$ 200.00
District Coordinator	$ 175.00
Administrative Assistant II	$ 150.00
District Compliance Associate	$ 150.00
Staff Accountant	$ 150.00
Financial Associate	$ 150.00
Administrative Assistant	$ 100.00
Accounting Clerk	$ 100.00
Client Relations Specialist	$ 100.00

Tab 9

MINUTES OF MEETING

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

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of The Verandahs Community Development District was held on **Tuesday, August 4, 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**
Elena Gerstenfeld	**DE, Dewberry Engineering (via call)**
Dylan Campbell	**LIS, Rizzetta & Co., Inc.**
Emalina Robinson	**Representative, Solitude Aquatics**
John Burkett	**Representative, RedTree Landscape**
Audience	Present

FIRST ORDER OF BUSINESS Call To Order

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

SECOND ORDER OF BUSINESS Audience Comments

There were no comments from the audience present.

THIRD ORDER OF BUSINESS **Staff Reports**

A. Solitude

The Board reviewed the aquatic report and directed Solitude to clean out the trash accumulation in pond 60.

i. Consideration of Proposal to Clean out Vegetation and Sediment in various Areas

The Board approved this proposal to clean up the six areas of the community identified by the District Engineer as being high priority items in the amount of $8,075.00. Ms. Hopkinson will draft a one-time service agreement and distribute to all parties for signature. Solitude to communicate with Mr. Craft on the timing of the project to alert the residents in the immediate vicinity being impacted by the work being done.

.

On a motion by Ms. Nesheiwat, and seconded by Mr. Basinger, with all in favor, the Board of Supervisors approved the proposal in the amount of $8,075.00 from Solitude as stated above, for The Verandahs Community Development District.

B. Landscape Inspection Specialist

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

C. Red Tree

i. Review of Landscaper Comments

The Board reviewed the report.

ii. Review of Irrigation Report

The Board reviewed the report and RedTree stated that the water line break which occurred on August 3rd, 2026, has been repaired and more dirt will be added.

D. Review of the Hi Trim Report

The Board reviewed the report.

E. District Counsel

No report.

F. District Engineer

No report.

G. Clubhouse Manager

i. Review of Clubhouse Manager's Report

Ms. Thomson reviewed her report with the Board, and the Board directed her to assemble 150 bags for this year's Christmas event.

H. District Manager

Mr. Craft reviewed the District Manager's report and informed the Board that the next meeting is scheduled for Tuesday, September 1, 2026, at 6:30 pm at The Verandahs Clubhouse, located at 12375 Chenwood Ave, Hudson, FL 34669.

FOURTH ORDER OF BUSINESS — **Public Hearing on Fiscal Year 2026-2027 Final Budget**

Mr. Craft presented the fiscal year 2026-2027 final budget to the Board.

> On a motion by Mr. May, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors opened the public hearing on the fiscal year 2026-2027 Final Budget, for The Verandahs Community Development District.

There were several questions and comments from the audience regarding the budget, all of which were answered by the Board of Supervisors.

> On a motion by Mr. May, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors closed the public hearing on the fiscal year 2026-2027 Final Budget, for The Verandahs Community Development District.

i. Consideration of Resolution 2026-04; Adopting Fiscal Year 2026-2027 Final Budget

> On a motion by Ms. Nesheiwat, and seconded by Mr. Basinger, with all in favor, the Board of Supervisors approved Resolution 2026-04; Adopting fiscal year 2026-2027 Final Budget, for The Verandahs Community Development District.

FIFTH ORDER OF BUSINESS — **Public Hearing on Fiscal Year 2026-2027 Assessments**

> On a motion by Ms. Nesheiwat, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors opened the public hearing on the fiscal year 2026-2027 Assessments, for The Verandahs Community Development District.

There were several questions and comments from the audience regarding levying of assessments, all of which were answered by the Board of Supervisors.

On a motion by Mr. Basinger, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors closed the public hearing on the fiscal year 2026-20207 Assessments, for The Verandahs Community Development District.

i. Consideration of Resolution 2026-05; Levying O & M Assessments for Fiscal Year 2026-2027

On a motion by Ms. Nesheiwat, and seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved Resolution 2026-05; Levying O & M Assessments fiscal year 2026-2027, for The Verandahs Community Development District.

SIXTH ORDER OF BUSINESS — **Consideration of Resolution 2026-06; Setting the Meeting Schedule for Fiscal Year 2026-2027**

On a motion by Ms. Nesheiwat, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors approved Resolution 2026-06; Setting the Meeting Schedule for Fiscal Year 2026-2027, for The Verandahs Community Development District.

SEVENTH ORDER OF BUSINESS — **Consideration of FY 2025-2026 Goals & Objectives Report**

On a motion by Ms. Nesheiwat, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors approved the fiscal year 2025-2026 Goals & Objectives Report, for The Verandahs Community Development District.

EIGHTH ORDER OF BUSINESS — **Ratification of FY 2024-2025 Final Audit**

On a motion by Ms. Mayle, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors ratified the final audit for FY 2024-2025, for The Verandahs Community Development District.

NINTH ORDER OF BUSINESS — **Consideration of Minutes of Board of Supervisors' Regular Meeting held on July 7, 2026**

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

TENTH ORDER OF BUSINESS — **Consideration of Operation and Maintenance Expenditures for June 2026**

> On a motion by Mr. May and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for June 2026, totaling $22,927.44, as presented, for The Verandahs Community Development District.

ELEVENTH ORDER OF BUSINESS — **Supervisor Requests**

There were no requests.

TWELFTH ORDER OF BUSINESS — **Adjournment**

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

> On a motion by Mr. Basinger, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors adjourned the meeting at 7:48 p.m., for The Verandahs Community Development District.

____________________________ ____________________________

Secretary/Assistant Secretary | Chair/Vice Chair

Tab 10

The Verandahs Community Development District

District Office · Wesley Chapel, Florida · (813) 993-5571
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.verandahscdd.org

Operations and Maintenance Expenditures
July 2026
For Board Approval

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

The total items being presented: **$64,633.37**

Approval of Expenditures:

____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
Brenda Rooney	300463	266-061326	Deposit Reimbursement 06/26	$	250.00
Brenton A. Basinger	300474	BB070726-266	Board of Supervisors Meeting 07/07/26	$	200.00
Dewberry Engineers, Inc.	300472	22492502	Engineering Services 05/26	$	4,852.50
Dewberry Engineers, Inc.	300492	22495556	Engineering Services 06/26	$	3,457.79
Digital South Communications, Inc.	300483	593528616	Phone Services 07/26	$	41.67
FitRev, Inc.	300495	39599	Fitness Equipment Maintenance & Repair 07/26	$	185.00
Florida Department of Revenue	20260722-01	6180183992632-072126	Sales & Use Tax 07/26	$	1.96
Frontier Communications of FL	20260721-01	72785677730731195-062526	Internet Services 07/26	$	181.99
Gina Guida	300494	266-072526	Deposit Reimbursement 07/26	$	250.00
High Trim, LLC	300464	7106	Tree Services 06/26	$	125.00
High Trim, LLC	300464	7114	Tree Services 06/26	$	525.00
High Trim, LLC	300469	7134	Tree Services 07/26	$	2,370.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pasco County Tax Collector	300465	061526-266 Postage 25/26	2025 Postage Assesment	$ 135.80
Pasco County Utilities	20260701-02	24638249	Water Services 05/26	$ 85.18
RedTree Landscape Systems, LLC	300480	34307	Landscape Maintenance 06/26	$ 10,350.00
RedTree Landscape Systems, LLC	300466	34684	Landscape Annuals 06/26	$ 1,512.50
RedTree Landscape Systems, LLC	300466	34698	Landscape Replacement 06/26	$ 750.00
RedTree Landscape Systems, LLC	300466	34706	Tree Services 06/26	$ 1,000.00
RedTree Landscape Systems, LLC	300470	34736	Landscape Maintenance 07/26	$ 10,350.00
RedTree Landscape Systems, LLC	300479	34843	Irrigation Repair 07/26	$ 492.56
Rizzetta & Company, Inc.	300468	INV0000110594	Accounting Services 07/26	$ 5,246.83
Rizzetta & Company, Inc.	300471	INV0000110710	Personnel Reimbursement 07/26	$ 2,509.05
Rizzetta & Company, Inc.	300481	INV0000110791	Cell Phone 06/26	$ 50.00
Rizzetta & Company, Inc.	300484	INV0000110815	Mass Mailing - Budget Notice 07/26	$ 2,726.51

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300485	INV0000110835	Personnel Reimbursement 07/26	$ 1,488.22
Sarah Nesheiwat	300475	SN070726-266	Board of Supervisors Meeting 07/07/26	$ 200.00
Solitude Lake Management, LLC	300486	PSI277238	Stormwater Maintenance 06/26	$ 4,334.20
Solitude Lake Management, LLC	300487	PSI284752	Stormwater Maintenance 07/26	$ 1,380.00
Stanley Haupt	300476	SH070726-266	Board of Supervisors Meeting 07/07/26	$ 200.00
Straley Robin Vericker	300467	28601	Legal Services 05/26	$ 1,046.15
Straley Robin Vericker	300490	28780	Legal Services 06/26	$ 1,857.50
Suncoast Rust Control, Inc.	300488	09545	Rust Control 06/26	$ 1,250.00
Suncoast Sparkling Cleaning Service, Inc	300473	513	Janitorial Services 06/26	$ 375.00
The Observer Group, Inc.	300489	26-01577P	Legal Advertising 07/26	$ 168.44
The Observer Group, Inc.	300493	26-01681P	Legal Advertising 07/26	$ 70.00
Thomas M. May	300477	TMay070726-266	Board of Supervisors Meeting 07/07/26	$ 200.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
Tracy E. Mayle	300478	TM070726-266	Board of Supervisors Meeting 07/07/26	$	200.00
Valley National Bank	20260728-01	CC063026-266	Credit Card Expenses 06/26	$	73.26
Withlacoochee River Electric Cooperative, Inc.	20260702-01	1573431-061826	Electric Services 06/26	$	521.58
Withlacoochee River Electric Cooperative, Inc.	20260702-01	1573432-061826	Electric Services 06/26	$	3,310.06
Withlacoochee River Electric Cooperative, Inc.	20260702-01	1573433-061826	Electric Services 06/26	$	42.49
Withlacoochee River Electric Cooperative, Inc.	20260702-01	2026777-061826	Electric Services 06/26	$	44.59
Withlacoochee River Electric Cooperative, Inc.	20260702-01	2095489-061826	Electric Services 06/26	$	222.54
Report Totals				**$**	**64,633.37**

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: 3/18/26 Refund date: 6/15/26

Payable To: Brenda Rooney

Reason: Refund Deposit for Private event

Requestor: Frances Thomson (Club House Coordinator)

Directions for Check:

Brenda Rooney

12017 Greengate DR
Hudson, Fla 34669

(727) 992-0906

party Date: 6/13/2026

The Verandahs CDD
Meeting Date: July 7, 2026

SUPERVISOR PAY REQUEST

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

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:32
Meeting End Time:	7:53
Total Meeting Time:	1:21

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: Jeam Goff

Invoice

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

VERANDAHS CDD
5844 OLD PASCO ROAD
WESLEY CHAPEL, FL 33544

June 16, 2026
Project No: 50190473.000
Invoice No: 22492502
Due Date: July 16, 2026

Project Manager Scott Ethier

Project 50190473.000 Verandahs CDD FY26 Gen Engineering

Professional Services from April 25, 2026 to May 29, 2026

Phase 0001 1. General Engineering

Professional Personnel

	Hours	Rate	Amount	
ENGINEER VII	2.00	270.00	540.00	
ENGINEER I	18.00	125.00	2,250.00	
ENGINEER I	16.50	125.00	2,062.50	
Totals	36.50		4,852.50	
Total Labor				**4,852.50**

Total this Phase **4,852.50**

Billings to Date

	Current	Prior	Total
Labor	4,852.50	4,758.50	9,611.00
Totals	**4,852.50**	**4,758.50**	**9,611.00**

Total Invoice Amount Due **4,852.50**

Billing Backup

002 - Dewberry Engineers Inc. Invoice 22492502 Dated 06/16/2026

Thursday, June 11, 2026
9:09:04 AM

Project 50190473.000 Verandahs CDD FY26 Gen Engineering

Phase 0001 1. General Engineering

Professional Personnel

		Hours	Rate	Amount	
ENGINEER VII					
Ethier, Scott	05/05/2026	2.00	270.00	540.00	
Monthly board meeting.					
ENGINEER I					
Pigg, Louisa	05/08/2026	1.00	125.00	125.00	
Verandahs CDD 2026 Annual Stormwater Inspection					
Pigg, Louisa	05/12/2026	3.00	125.00	375.00	
2026 annual inspection					
Pigg, Louisa	05/14/2026	8.00	125.00	1,000.00	
annual inspection					
Pigg, Louisa	05/15/2026	1.00	125.00	125.00	
annual inspection					
Pigg, Louisa	05/20/2026	4.00	125.00	500.00	
annual stormwater inspection					
Pigg, Louisa	05/22/2026	1.00	125.00	125.00	
annual stormwater inspection report					
Pirani, Hiba	05/08/2026	1.00	125.00	125.00	
Trimble and iPad configuration for Verandahs CDD 2026 Annual Stormwater Inspection					
Pirani, Hiba	05/12/2026	.50	125.00	62.50	
looking over plans for Inspection					
Pirani, Hiba	05/14/2026	10.00	125.00	1,250.00	
Annual inspection					
Pirani, Hiba	05/20/2026	5.00	125.00	625.00	
inspection					
Totals		36.50		4,852.50	
Total Labor					**4,852.50**

Total this Phase	**4,852.50**
Total this Project	**4,852.50**
Total this Report	**4,852.50**

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

July 13, 2026
Project No: 50190473.000
Invoice No: 22495556
Due Date: August 12, 2026
Project Manager Scott Ethier

Project 50190473.000 Verandahs CDD FY26 Gen Engineering

Professional Services from May 30, 2026 to June 26, 2026

Phase 0001 1. General Engineering

Professional Personnel

	Hours	Rate	Amount	
ENGINEER VII	1.50	270.00	405.00	
ENGINEER II	2.50	140.00	350.00	
TECHNICAL I	16.50	90.00	1,485.00	
ENGINEER I	7.00	125.00	875.00	
Totals	27.50		3,115.00	
Total Labor				**3,115.00**

Reimbursable Expenses

Reimbursable Fuel/Mileage	342.79	
Total Reimbursables	**342.79**	**342.79**
Total this Phase		**3,457.79**

Billings to Date

	Current	Prior	Total
Labor	3,115.00	9,611.00	12,726.00
Expense	342.79	0.00	342.79
Totals	**3,457.79**	**9,611.00**	**13,068.79**

Total Invoice Amount Due **3,457.79**

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

Billing Backup

Wednesday, July 8, 2026

002 - Dewberry Engineers Inc. Invoice 22495556 Dated 07/13/2026 8:16:26 AM

Project 50190473.000 Verandahs CDD FY26 Gen Engineering

Phase 0001 1. General Engineering

Professional Personnel

		Hours	Rate	Amount
ENGINEER VII				
Ethier, Scott	06/02/2026	1.00	270.00	270.00
Monthly Board meeting.				
Ethier, Scott	06/22/2026	.50	270.00	135.00
Review of annual inspection report.				
ENGINEER II				
Gerstenfeld, Elana	06/19/2026	.50	140.00	70.00
Annual Stormwater Report Inspection				
Gerstenfeld, Elana	06/22/2026	1.00	140.00	140.00
Annual Stormwater Report Inspection QC, letter of inspection completion				
Gerstenfeld, Elana	06/23/2026	.50	140.00	70.00
Annual Stormwater Report Inspection QC				
Gerstenfeld, Elana	06/26/2026	.50	140.00	70.00
Annual Stormwater Report Inspection QC				
ENGINEER I				
Pirani, Hiba	06/09/2026	1.00	125.00	125.00
inspection report				
Pirani, Hiba	06/15/2026	.50	125.00	62.50
setting up template for inspection report				
Pirani, Hiba	06/16/2026	1.00	125.00	125.00
inspection report				
Pirani, Hiba	06/19/2026	1.00	125.00	125.00
inspection report map editing				
Pirani, Hiba	06/22/2026	.50	125.00	62.50
editing based on comments on inspection report draft				
Pirani, Hiba	06/25/2026	3.00	125.00	375.00
inspection report editing after mark ups				
TECHNICAL I				
O'Neill III, Paul	06/04/2026	3.00	90.00	270.00
ArcGIS layout & photo report				
O'Neill III, Paul	06/09/2026	5.00	90.00	450.00
Verandahs Photo Log				
O'Neill III, Paul	06/11/2026	.50	90.00	45.00
photo log				
O'Neill III, Paul	06/15/2026	1.00	90.00	90.00
photo log				
O'Neill III, Paul	06/16/2026	3.00	90.00	270.00
photo log & GIS changes				
O'Neill III, Paul	06/17/2026	4.00	90.00	360.00

Annual report & GIS

	Totals	27.50	3,115.00	
	Total Labor			**3,115.00**

Reimbursable Expenses

Reimbursable Fuel/Mileage

EX	0000039745	05/14/2026	**Pigg, Louisa / mileage**	57.96	
EX	0000040430	05/14/2026	**Pirani, Hiba / Stormwater Inspection for CDD**	105.16	
EX	0000039745	05/20/2026	**Pigg, Louisa / mileage**	49.68	
EX	0000039745	05/20/2026	**Pigg, Louisa / mileage**	23.18	
EX	0000040430	05/20/2026	**Pirani, Hiba / Stormwater Inspection for CDD**	106.81	
		Total Reimbursables		**342.79**	**342.79**

Total this Phase	**3,457.79**
Total this Project	**3,457.79**
Total this Report	**3,457.79**

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

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
593528616	07/01/2026	$41.67	07/22/2026	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

SUBTOTAL	41.67
TAX	0.00
TOTAL	41.67
BALANCE DUE	**$41.67**

Ways to pay

Pay BANK

View and pay

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.

FIT/REV

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

Invoice

Date	Invoice #
7/29/2026	39599

Bill To	Ship To
The Verandahs Community Development Distr C/O Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614	The Verandahs Community Development Distr Sean Craft 12375 Chenwood Ave Hudson, FL 34669

S.O. No.	P.O. No.	Terms	Rep
42424		Due on receipt	CJ

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

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

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

Florida DEPARTMENT OF REVENUE

Payment Confirmation

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

Transaction Information

Confirmation#	920003395238	**Submitted Date**	Tuesday, 07/21/2026
Status	IN PROCESS	**Submitted Time**	11:09 AM

Payment Information

Taxpayer Name	VERANDAHS COMMUNITY DEVELOPMENT DISTRICT	**Debit Date**	Wednesday, 07/22/2026
Document Type	Tax or Fee Payment	**Filling Period End Date**	07/21/2026
Amount Paid	$1.96		
Payment Amount	$1.96		
Fee Amount	$0.00		

Electronic Check Information

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

Payment Details:

Account Type	Identifier	Filling Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:61-8018399263-2	07/21/2026	$1.96

THE VERANDAHS COMMUNITY DEVELO

Account Number: **727-856-7773-073119-5**

Billing Date: **Jun 25, 2026**

Billing Period: **Jun 25 - Jul 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.

Bill history		
Previous balance		$181.99
Payment received by Jun 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**

Total balance
$181.99
Auto Pay is scheduled
Jul 20

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 06262026 NNNNNN 01 999737

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

THE VERANDAHS COMMUNITY DEVELO

Account Number: **727-856-7773-073119-5**

Billing Date: **Jun 25, 2026**

Billing Period: **Jun 25 - Jul 24, 2026**

Internet

Monthly Charges

06.25-07.24	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**

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: 6/20/2024 / Refund Date: 7/27/2026

Payable To: Gina Guida

Reason: Clubhouse Rental Deposit Refund

Requestor: Frances Thomson (Clubhouse Manager)

Directions for Check:

Gina Guida
12616 White Bluff RD
Hudson, Fla 34669

(727) 992-7014

Party Date: 7/25/2024

INVOICE #7106

ISSUED: 06/22/2026

DUE: 06/22/2026

RECIPIENT:

The Verandahs CDD, c/o Rizzetta & Company

3434 Colwell Ave. Suite 200
Tampa, FL 33614

SERVICE ADDRESS:

12449 Chenwood Avenue
Hudson, Florida 34669

SENDER:

High Trim LLC

15036 U.S. 19 N
Hudson, Florida 34667

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

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
06/18/2026				
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

INVOICE #7106

ISSUED:	DUE:
06/22/2026	06/22/2026

Total	$**825.00**

Pay Now

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

INVOICE #7114

ISSUED: 06/22/2026

DUE: 06/22/2026

RECIPIENT:

The Verandahs CDD, c/o Rizzetta & Company

3434 Colwell Ave. Suite 200
Tampa, FL 33614

SERVICE ADDRESS:

13851 Caden Glen Drive
Hudson, Florida 34669

SENDER:

High Trim LLC

15036 U.S. 19 N
Hudson, Florida 34667

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

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
06/19/2026				
Tree Removal	Fell dead pine tree into preserve no haul off. Between 13851 and 13855 Caden Glen.	1	$525.00	$525.00*

Total	**$525.00**

* Non-taxable

Pay Now

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

INVOICE #7134

ISSUED: 07/01/2026

DUE: 07/01/2026

RECIPIENT:

The Verandahs CDD, c/o Rizzetta & Company

3434 Colwell Ave. Suite 200
Tampa, FL 33614

SERVICE ADDRESS:

12449 Chenwood Avenue
Hudson, Florida 34669

SENDER:

High Trim LLC

15036 U.S. 19 N
Hudson, Florida 34667

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

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Tree Trimming	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. To add this section behind the townhomes will be an additional cost of $170 added to the monthly maintenance contract	1	$2,370.00	$2,370.00*

INVOICE #7134

ISSUED:	DUE:
07/01/2026	07/01/2026

Total	$**2,370.00**

Pay Now

* Non-taxable

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

Pasco County Tax Controler 061526-266 Postage 25/26

Funding Agency	Agency	Agency Code	Roll Yr	Tax	Penalty	Interest	Discount	Commissio
BEXLEY CDD	**BEXLEY**	**BEXLEY**	**2025**	**19,701.70**	**0.00**	**591.03**	**0.00**	**405.86**
CONNERTON EAST CDD	**CONNERTON EAST**	**CONNERTON EAST**	**2025**	**3,728.87**	**0.00**	**111.87**	**0.00**	**76.82**
CONNERTON WEST CDD	**CONRTNW**	**CONRTNW**	**2025**	**18,546.47**	**0.00**	**556.41**	**0.00**	**382.06**
COPPERSPRING CDD	**COPPERSPRING CDD**	**COPPERSPRING CD**	**2025**	**8,447.90**	**0.00**	**253.45**	**0.00**	**174.03**
COUNTRY WALK CDD	**CWLKCDD**	**CWLKCDD**	**2025**	**21,207.19**	**0.00**	**636.20**	**0.00**	**436.87**
DEERBROOK CDD	**DEERBROOK**	**DEERBROOK**	**2025**	**3,005.91**	**0.00**	**90.18**	**0.00**	**61.92**
DEL WEBB BEXLEY CDD	**DEL WEB BEXLEY CDD**	**DEL WEB BEXLEY CI**	**2025**	**5,639.26**	**0.00**	**169.17**	**0.00**	**116.17**
HIDDEN CREEK NORTH CDD	**HIDDEN CREEK NORTH**	**HIDDEN CREEK NOI**	**2025**	**5,833.66**	**0.00**	**175.02**	**0.00**	**120.18**
LAKESIDE CDD	**LAKESID**	**LAKESID**	**2025**	**5,590.93**	**0.00**	**167.73**	**0.00**	**115.18**
MEADOW POINTE III CDD	**MP3CDD**	**MP3CDD**	**2025**	**35,363.05**	**0.00**	**1,060.88**	**0.00**	**728.48**
MEADOW POINTE IV CDD	**MP4CDD**	**MP4CDD**	**2025**	**45,506.30**	**0.00**	**1,365.19**	**0.00**	**937.43**
MITCHELL RANCH CDD	**MITCHELL RANCH CDD**	**MITCHELL RANCH (**	**2025**	**9,774.20**	**0.00**	**293.23**	**0.00**	**201.35**
NEW PORT CORNER CDD	**NEW PORT CORNER CI**	**NEW PORT CORNEI**	**2025**	**20,027.49**	**0.00**	**600.81**	**0.00**	**412.57**
SEVEN OAKS CDD	**SVNOKS**	**SVNOKS**	**2025**	**72,333.43**	**0.00**	**2,170.00**	**0.00**	**1,490.07**
VERANDAHS CDD	**VERANDA**	**VERANDA**	**2025**	**5,149.32**	**0.00**	**154.47**	**0.00**	**106.08**
WATER'S EDGE CDD	**WATSEDG**	**WATSEDG**	**2025**	**16,166.10**	**0.00**	**484.98**	**0.00**	**333.02**
WESBRIDGE CDD	**WESBRIDGE CDD**	**WESBRIDGE CDD**	**2025**	**8,035.34**	**0.00**	**241.07**	**0.00**	**165.53**
WIREGRASS CDD	**WIREGRA**	**WIREGRA**	**2025**	**19,807.33**	**0.00**	**594.22**	**0.00**	**408.03**
WIREGRASS II CDD	**WIREGRASS II**	**WIREGRASS II**	**2025**	**13,030.88**	**0.00**	**390.94**	**0.00**	**268.44**

Postage Deduction per Florida Statue 197-322 Tax Year 2025

Distributed	Postage Ch	Distributio	Funding Ag	Email
19,886.87	**611.19**	**19,275.68**	**BEXLEY CD**	BLHeureux@rizzetta.com
3,763.92	**474.39**	**3,289.53**	**CONNERTC**	vsmith@rizzetta.com
18,720.82	**502.44**	**18,218.38**	**CONNERTC**	vsmith@rizzetta.com
8,527.32	**152.90**	**8,374.42**	**COPPERSPI**	BLHeureux@rizzetta.com
21,406.52	**293.63**	**21,112.89**	**COUNTRY **	BLHeureux@rizzetta.com
3,034.17	**204.59**	**2,829.58**	**DEERBROC**	BLHeureux@rizzetta.com
5,692.26	**177.78**	**5,514.48**	**DEL WEB B**	BLHeureux@rizzetta.com
5,888.50	**144.50**	**5,744.00**	**HIDDEN CR**	vsmith@rizzetta.com
5,643.48	**257.00**	**5,386.48**	**LAKESIDE (**	BLHeureux@rizzetta.com
35,695.45	**558.52**	**35,136.93**	**MEADOW**	BLHeureux@rizzetta.com
45,934.06	**437.82**	**45,496.24**	**MEADOW**	vsmith@rizzetta.com
9,866.08	**202.02**	**9,664.06**	**MITCHELL I**	vsmith@rizzetta.com
20,215.73	**84.77**	**20,130.96**	**NEW PORT**	BLHeureux@rizzetta.com
73,013.36	**864.52**	**72,148.84**	**SEVEN OAI**	BLHeureux@rizzetta.com
5,197.71	**135.80**	**5,061.91**	**THE VERAN**	vsmith@rizzetta.com
16,318.06	**209.45**	**16,108.61**	**WATERS EI**	BLHeureux@rizzetta.com
8,110.88	**131.74**	**7,979.14**	**WESBRIDG**	BLHeureux@rizzetta.com
19,993.52	**386.43**	**19,607.09**	**WIREGRAS**	BLHeureux@rizzetta.com
13,153.38	**342.77**	**12,810.61**	**WIREGRAS**	vsmith@rizzetta.com

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: 24638249
Billing Date: 6/11/2026
Billing Period: 4/17/2026 to 5/19/2026

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	4/17/2026	25	5/19/2026	26	32	1

Usage History

	Water
May 2026	1
April 2026	0
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

Transactions

Previous Bill		75.80
Payment 06/01/26		-75.80 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**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.
Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a

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	**6/29/2026**

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

The Total Due will be electronically transferred on 06/29/2026.

VERANDAHS CDD
PO BOX 32414
Charlotte NC 28232

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

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (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.: 34307
Terms: Net 45
Invoice date: 06/01/2026
Due date: 07/16/2026

#	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.: 34684
Terms: Net 45
Invoice date: 06/25/2026
Due date: 08/09/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Landscape Construction**	SEASONAL COLOR ROTATION	550	$2.75	$1,512.50

Total **$1,512.50**

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733-8799
redtreelandscapesystems.com

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

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

Invoice details
Invoice no.: 34698
Terms: Net 45
Invoice date: 06/29/2026
Due date: 08/13/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Landscape Construction**	WAX MYRTLE INSTALLATION FROM APPROVED PROPOSAL - LIFT STATION ON CHENWOOD AVE. SCOPE OF WORK: *Install (10) 15-gallon Wax Myrtle at the Lift Station on Chenwood Ave. *Includes all labor, materials, hauling, and dumping fees.	1	$750.00	$750.00

Total **$750.00**

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.: 34706
Terms: Due on receipt
Invoice date: 06/29/2026
Due date: 06/29/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Arbor Care**	TREE REMOVAL FROM APPROVED PROPOSAL - BEHIND 12853 SAULSTON PLACE: SCOPE OF WORK: *Flush cut removal of dead tree and removal of fallen debris.	1	$1,000.00	$1,000.00

Total **$1,000.00**

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.: 34736
Terms: Net 45
Invoice date: 07/01/2026
Due date: 08/15/2026

#	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.: 34843
Terms: Due on receipt
Invoice date: 07/08/2026
Due date: 07/08/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 6.29.26 Clubhouse Clock Replaced 3 broken rotors, one spray head, and 12 nozzles.			
2.		**Sales**	6" rotor	3	$45.00	$135.00
3.		**Sales**	6" spray head	1	$23.00	$23.00
4.		**Sales**	nozzle	12	$2.88	$34.56
5.		**Sales**	labor-technician	4	$75.00	$300.00

Total **$492.56**

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

Invoice

Date	Invoice #
7/2/2026	INV0000110594

Bill To:

VERANDAHS CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	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 #
7/2/2026	INV0000110710

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	$1,020.83	$1,020.83
Personnel Reimbursement	1.00	$1,488.22	$1,488.22

Subtotal	$2,509.05
Total	$2,509.05

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

Invoice

Date	Invoice #
7/1/2026	INV0000110791

Bill To:

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

Services for the month of	Terms	Client Number
June	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 #
7/15/2026	INV0000110815

Bill To:

VERANDAHS CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Mass Mailing - Budget Notice	1.00	$2,726.51	$2,726.51

Subtotal	$2,726.51
Total	$2,726.51

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

Invoice

Date	Invoice #
7/17/2026	INV0000110835

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$1,488.22	$1,488.22

Subtotal	$1,488.22
Total	$1,488.22

SOLITUDE
LAKE MANAGEMENT

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: PSI277238
Invoice Date: 6/25/2026

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

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

Ship Via	
Ship Date	6/25/2026
Due Date	7/25/2026
Terms	Net 30

Customer ID	13825
P.O. Number	
P.O. Date	6/25/2026
Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Subcontract (Dredge, BMP Repair, Etc.) One-Time Service The Verandahs CDD - Pond 2 (Site 230) POND REPAIR Shoreline rip rap completed		1	1	8,668.40	8,668.40

Amount Subject to Sales Tax	0.00
Amount Exempt from Sales Tax	8,668.40

Subtotal:	**8,668.40**
Invoice Discount:	0.00
Total Sales Tax:	0.00
Payment Amount:	4,334.20
Total:	**4,334.20**

SOLITUDE LAKE MANAGEMENT

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: PSI284752
Invoice Date: 7/2/2026

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	7/2/2026
Due Date	8/1/2026
Terms	Net 30

Customer ID	13825
P.O. Number	
P.O. Date	7/2/2026
Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance July Billing 7/1/2026 - 7/31/2026 The Verandahs CDD - LAKE ALL		1	1	1,380.00	1,380.00

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

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

Straley Robin Vericker
1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

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

June 16, 2026
Client: 001308
Matter: 000001
Invoice #: 28601

RE: General

For Professional Services Rendered Through May 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
5/5/2026	KCH	REVIEW AND REVISE DEMAND LETTER TO TOWNHOMES ASSOCIATION.	0.7	$213.50
5/5/2026	KCH	REVIEW AND REVISE RESOLUTION APPROVING A PROPOSED BUDGET AND SETTING A PUBLIC HEARING.	0.3	$91.50
5/5/2026	KCH	PREPARE FOR AND ATTEND BOS MEETING TELEPHONICALLY.	1.7	$518.50
5/18/2026	KCH	REVIEW FINANCIAL STATEMENTS FOR APRIL 30, 2026.	0.3	$91.50
5/27/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	$122.00
		Total Professional Services	3.4	$1,037.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
5/5/2026	Postage	$9.15
	Total Disbursements	$9.15

Total Services	$1,037.00	
Total Disbursements	$9.15	
Total Current Charges		$1,046.15
Previous Balance		$2,000.50
Less Payments		*($2,000.50)*
PAY THIS AMOUNT		**$1,046.15**

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

July 21, 2026

Client:	001308
Matter:	000001
Invoice #:	28780
Page:	1

RE: General

For Professional Services Rendered Through June 30, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
6/2/2026	KCH	PREPARE FOR AND ATTEND BOS MEETING TELEPHONICALLY.	2.3	$701.50
6/3/2026	KCH	PHONE CALL WITH S. CRAFT RE: GATES OPENING SCHEDULE; REVIEW EMAILS BETWEEN S. CRAFT AND H. TRUDE-FORTIER RE: HOA'S COMPLIANCE WITH GATES BEING OPEN FROM 5:45 AM TO 6:15 PM.	0.4	$122.00
6/5/2026	KCH	REVIEW AND REVISE COVER LETTER FOR MAILED NOTICE LETTER.	0.7	$213.50
6/9/2026	AM	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE MAILED NOTICE LETTER AND PUBLICATION ADS FOR BUDGET.	1.7	$297.50
6/9/2026	KCH	REVIEW FINANCIAL STATEMENTS FOR APRIL 30, 2026.	0.3	$91.50
6/26/2026	KCH	REVIEW AND REVISE MAILED NOTICE LETTER FOR PROPOSED BUDGET INCREASE; REVIEW AND REVISE TWO PUBLICATION ADS (LONG AND SHORT) FOR PUBLIC HEARING ON PROPOSED BUDGET INCREASE.	0.9	$274.50
6/29/2026	AM	TRANSMIT RESOLUTION LEVYING O&M AND RESOLUTION ADOPTING FINAL BUDGET TO DISTRICT MANAGER’S OFFICE.	0.2	$35.00
6/29/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	$122.00
		Total Professional Services	6.9	$1,857.50

Total Services	$1,857.50	
Total Disbursements	$0.00	
Total Current Charges		$1,857.50
Previous Balance		$1,046.15
Less Payments		*($1,046.15)*
PAY THIS AMOUNT		**$1,857.50**

Please Include Invoice Number on all Correspondence

Invoice

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

Sun Coast Rust Control

Bill to The Verandahs CDD
rizzettacddinvoices@avidbill.com

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

Invoice	09545
Date	Jul 1, 2026
Terms	Net 30
Due date	Jul 31, 2026
Amount due	$1,250.00

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

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

Amount due **$1,250.00**

Use this link to pay online: https://app02.us.bill.com/p/00802QAYWVPCLOS42xqI

Notes
Thank you for your business.

INVOICE

Suncoast Sparkling Cleaning Service

10631 Pearl Berry Loop
Land O Lakes, FL 34638
p-727-967-7992 f-813-527-6613
suncoastsparklingcleaning@gmail.com

INVOICE NO. 513
DATE June 30, 2026
FOR: June Cleanings

TO:
Verandahs CDD
C/O Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
813-933-5571

DESCRIPTION	RATE	SUBTOTAL	AMOUNT
June Cleanings – Verandahs Clubhouse	$ 375.00 p/ month		
6/1/2026			
6/8/2026			
6/15/2026			
6/22/2026			
6/29/2026			
		$ 375.00	
		TOTAL DUE	$ 375.00

Make all checks payable to: ***Suncoast Sparkling Cleaning Service*** **Total due within 15 days of invoice date.**

THANK YOU FOR YOUR BUSINESS!

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01577P **Date 07/10/2026**

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 # 26-01577P **Notice of Public Hearing and Board of Supervisors Meeting of The Verandahs Community Development District** **RE:** Public Hearing and Regular Meeting on August 4, 2026 at 6:30 p.m. **Published:** 7/10/2026	$168.44

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$168.44**

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.

Serial Number
26-01577P

Business Observer

Published Weekly
New Port Richey , Pasco County, Florida

JUL 13 2026

COUNTY OF PASCO

STATE OF FLORIDA

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

being a Notice of Public Hearing and Board of Supervisors Meeting of The Verandahs Community Development District

in the matter of Public Hearing and Regular Meeting on August 4, 2026 at 6:30 p.m.

in the Court, was published in said newspaper by print in the

issues of 7/10/2026

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

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

Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

10th day of July, 2026 A.D.

by Kelly Martin who is personally known to me.

Notary Public, State of Florida
(SEAL)

NOTARY PUBLIC STATE OF FLORIDA

Pamela A Nelson
Comm.:HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

JUL 13 2026

Notice of Public Hearing and Board of Supervisors Meeting of The Verandahs Community Development District

The Board of Supervisors (the "**Board**") of The Verandahs Community Development District (the "**District**") will hold a public hearing and regular meeting on Tuesday, August 4, 2026, at 6:30 p.m. at The Verandahs Amenity Center located at 12375 Chenwood Avenue, Hudson, Florida 34669.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "**O&M Assessments**").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at www.theverandahscdd.org at least two (2) days before the meeting or may be obtained by contacting the District Manager's office via email at scraft@rizzetta.com or via phone at 813-994-1001.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

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

TOTAL O&M BUDGET	$749,215.00
COLLECTION COSTS 2%	$15,940.74
EARLY PAYMENT DISCOUNTS 4.0%	$31,881.49
TOTAL O&M ASSESSMENT	$797,037.23

LOT SIZE	UNITS	PER LOT O&M
Single Family Home	495	$1,441.30
Townhome	116	$720.65
TOTAL UNITS	611	

The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2026 property tax bill. The amount shown above includes all applicable collection costs. The property owner is eligible for a discount of up to 4% if paid early.

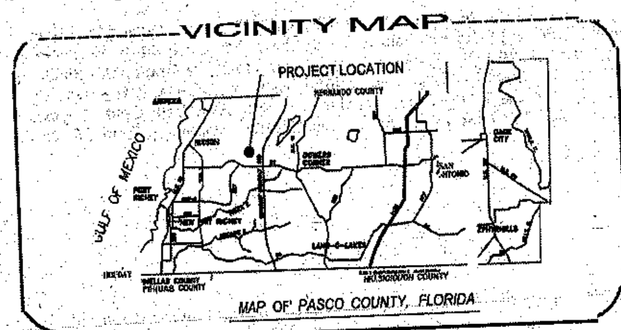
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Sean Craft
District Manager



July 10, 2026

26-01577P

2of2

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01681P **Date 07/17/2026**

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 # 26-01681P **Notice of Public Hearing and Board of Supervisors Meeting of The Verandas Community Development District** **RE:** Public Hearing and Regular Meeting on August 4, 2026 at 6:30 p.m. **Published:** 7/17/2026	$70.00

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$70.00**

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.

Business Observer

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

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of The Verandas Community Development District

The Board of Supervisors (the "Board") of The Verandahs Community Development District (the "District") will hold a public hearing and regular meeting on Tuesday, August 4, 2026, at 6:30 p.m. at The Verandahs Amenity Center located at 12375 Chenwood Avenue, Hudson, Florida 34669.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at https://www.theverandahscdd.org/ at least two (2) days before the meeting or may be obtained by contacting the District Manager's office via email at scraft@rizzetta.com or via phone at 813-994-1001.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Sean Craft
District Manager

July 17, 2026 26-01681P

Valley

CC063026-266

0 THE VERANDAHS CDD 0

ACCOUNT SUMMARY

Credit Limit	$10,000.00
Credit Available	$9,912.00
Statement Closing Date	June 30, 2026
Days in Billing Cycle	30
Previous Balance	$188.84
Payments & Credits	$188.84
Purchases & Other Charges	$73.26
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$73.26

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	$73.26
Minimum Payment Due	**$73.26**
Payment Due Date	**July 27, 2026**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			$188.84-	
06/25	06/25	F151500J000CHGDDA	AUTOMATIC PAYMENT - THANK YOU	188.84-
		MICHELLE WHITE	**$0.00**	
		FRANCES THOMSON	**$73.26**	
06/04	06/04	5543286HB5SH9L0HM	AMAZON MKTPL*NP8G83HC3 SEATTLE WA	60.27
			MCC: 5942 MERCHANT ZIP:	
06/28	06/28	5543286J362XGKRX4	AMAZON MKTPL*KF7F14FS3 SEATTLE WA	12.99
			MCC: 5942 MERCHANT ZIP:	

IMPORTANT ACCOUNT INFORMATION

$0 - $73.26 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 07/27/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

Please detach bottom portion and submit with payment using enclosed envelope

Valley

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

PAYMENT INFORMATION

Payment Due Date	**July 27, 2026**
New Balance	**$73.26**
Minimum Payment Due	$73.26
Past Due Amount	$0.00
Amount Enclosed:	$

Make Check Payable to:

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

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

The Verandahs CDD
Crdit Card - F. Thomson
Closing Date 30-Jun-26
Payment Date 25-Jul-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
6/4/2026	Amazon	Supplies	60.27	60.27	
6/28/2026	Amazon	Supplies	12.99	12.99	
	TOTAL		**$ 73.26**	**$ 73.26**	**$ -**
				57200-4619	**51300-4901**

Order Summary

Order placed June 2, 2026   Order # 111-7341315-1186642

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:	$60.27
Shipping & Handling:	$0.00
Total before tax:	$60.27
Estimated tax to be collected:	$0.00
Grand Total:	**$60.27**

Arriving Thursday

Glade PlugIns Refills Air Freshener, Scented and Essential Oils for Home and Bathroom, Cashmere Woods, 6.7 Fl Oz, 10 Count
Sold by: Amazon.com
Supplied by: Other
$20.28

TRIGHTFILTERS 18x24x1 Air Filter 4 Pack, MERV 8 Pleated Dust Defense Air Filters Replacement for Air Conditioner & Furnace, Durable & Lightweight
Sold by: TOOVEM Industry U.S.
Supplied by: Other
$39.99

Order Summary

Order placed June 27, 2026   Order # 111-6387183-8669031

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:	$12.99
Shipping & Handling:	$0.00
Total before tax:	$12.99
Estimated tax to be collected:	$0.00
Grand Total:	**$12.99**

Arriving Monday

Danoib 4 Pack No Guest Access Sign, 9" x 3.1" Acrylic Self-Adhesive Sign, Private Signs for Airbnb, Office, Hotel, Bars, Restaurants, Easy to Install

Sold by: Amexin

Supplied by: Other

$12.99

Back to top

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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	**06/18/2026**
Amount Due	**521.58**
Current Charges Due	**07/15/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

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

Comparative Usage Information

Period	Days	Average kWh 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.

1 0 3 6 5 3 8 4

Previous Balance		517.90
Payment	517.90CR	
Balance Forward		0.00
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 @ 0.04700	51.75	
Poles(QTY 22)	231.00	
FL Gross Receipts Tax	2.75	
Total Current Charges		521.58
Total Due E.F.T.		521.58

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.

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

DO NOT PAY
Total amount will be electronically transferred on or after 07/02/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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: 06/18/2026

Use above space for address change ONLY.

District: BP13

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

Electronic Funds Transfer on or after	07/02/2026
TOTAL CHARGES DUE	521.58
DO NOT PAY	

000157343100005215800005215806

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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	**06/18/2026**
Amount Due	**3,310.06**
Current Charges Due	**07/15/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

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

Comparative Usage Information

Period	Days	Average kWh 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.

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.

Previous Balance		3,278.94
Payment	3,278.94CR	
Balance Forward		0.00
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 @ 0.04700	438.70	
Poles(QTY 141)	1,436.50	
FL Gross Receipts Tax	23.85	
Total Current Charges		3,310.06
Total Due E.F.T.		3,310.06

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 07/02/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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: 06/18/2026

Use above space for address change ONLY.

District: BP13

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

Electronic Funds Transfer on or after	**07/02/2026**
TOTAL CHARGES DUE	**3,310.06**
DO NOT PAY	

000157343200033100600033100606

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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	06/18/2026
Amount Due	42.49
Current Charges Due	07/15/2026

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/15	13138	06/15	13159				21

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2026	31	1
May 2026	29	1
Jun 2025	32	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		42.42
Payment	42.42CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 21 KWH @ 0.06090	1.28	
Fuel Adjustment 21 KWH @ 0.04700	0.99	
FL Gross Receipts Tax	1.06	
Total Current Charges		42.49
Total Due E.F.T.		42.49

1 0 3 6 5 3 8 4

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

DO NOT PAY
Total amount will be electronically transferred on or after 07/02/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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: 06/18/2026

Use above space for address change ONLY.

District: BP13

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

Electronic Funds Transfer on or after	07/02/2026
TOTAL CHARGES DUE	42.49
DO NOT PAY	

000157343300000424900000424902

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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	**06/18/2026**
Amount Due	**44.59**
Current Charges Due	**07/15/2026**

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/15	2080	06/15	2120				40

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2026	31	1
May 2026	29	1
Jun 2025	32	1

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

Previous Balance		**43.28**
Payment	**43.28CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 40 KWH @ 0.06090	**2.44**	
Fuel Adjustment 40 KWH @ 0.04700	**1.88**	
FL Gross Receipts Tax	**1.11**	
Total Current Charges		**44.59**
Total Due E.F.T.		**44.59**

1 0 3 6 5 3 8 4

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

DO NOT PAY
Total amount will be electronically transferred on or after 07/02/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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: 06/18/2026

Use above space for address change ONLY.

District: BP13

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

Electronic Funds Transfer on or after	**07/02/2026**
TOTAL CHARGES DUE	**44.59**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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	**06/18/2026**
Amount Due	**222.54**
Current Charges Due	**07/15/2026**

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/15	4013	06/15	5661				1648

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2026	31	53
May 2026	29	46
Jun 2025	32	57

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.

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.

Previous Balance			184.63
Payment		184.63CR	
Balance Forward			0.00
Customer Charge	39.16		
Energy Charge 1,648 KWH @ 0.06090	100.36		
Fuel Adjustment 1,648 KWH @ 0.04700	77.46		
FL Gross Receipts Tax	5.56		
Total Current Charges			222.54
Total Due E.F.T.			222.54

DO NOT PAY
Total amount will be electronically transferred on or after 07/02/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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: 06/18/2026

Use above space for address change ONLY.

District: BP13

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

Electronic Funds Transfer on or after	**07/02/2026**
TOTAL CHARGES DUE	**222.54**
DO NOT PAY	

000209548900000222540000222540