



Rizzetta & Company

The Verandahs Community Development District

Board of Supervisors Meeting October 6, 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

September 28, 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, October 6, 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 Irrigation Report Tab 3
 - D. Hi-Trim
 - i. Review of Hi Trim Report Tab 4
 - E. District Counsel
 - F. District Engineer
 - G. District Clubhouse Manager
 - i. Review of Clubhouse Manager Report..... Tab 5
 - H. District Manager
 - i. Review of District Manager's Report Tab 6
 - ii. Presentation of 3rd Quarter Website Compliance Audit Report Tab 7
- 4. BUSINESS ITEMS**
 - A. Ratification of Egis Insurance Proposal for FY 2026-2027..... Tab 8
 - B. Ratification of Proposal for Irrigation Master Valve Tab 9
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on September 1, 2026 Tab 10
 - B. Consideration of Operation and Expenditures for August 2026 Tab 11

6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

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

Sincerely,

Sean Craft

Sean Craft
District Manager

Tab 1

SOLITUDE

LAKE MANAGEMENT



The Verandahs CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2026-09-28

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

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

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS10, 20, 30	3
PONDS40, F50, 60	4
PONDS210, 220, 230	5
PONDS F70	6
MANAGEMENT/COMMENTS SUMMARY	6, 7
SITE MAP	8

10

Comments:

Site looks good

Site has a small amount of growth present but overall it is in good shape. A few bottles seen that will be picked up on our visit.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



20

Comments:

Site looks good

Site is looking well but has some minor algae starting. Flow structure is free of obstruction. Some dead vegetation present.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



30

Comments:

Normal growth observed

Site has some shoreline weeds. Beneficials are looking well. Minor surface algae. Water levels still lower.

Action Required:

Routine maintenance next visit

Target:

Surface algae



40

Comments:

Normal growth observed

Beneficials line the perimeter of site and there's some shoreline grasses mixed within. Flow structure are looking well.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



F50

Comments:

Site looks good

Site has some algae and decaying growth floating on surface. No concerns within site.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



60

Comments:

Site looks good

Site looks well. Penny wort is starting to clear up.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 210

Comments:

Site looks good

Site and flow structure are in good condition. Beneficials are present. Back shelf will need some treatment.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 220

Comments:

Site looks good

Surface algae has cleared. Many beneficials present. We will continue to maintain weeds.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 230

Comments:

Normal growth observed

Site is experiencing a surface algae bloom. This will be treated and monitored to ensure it cleared up.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: F70**Comments:**

Site looks good

Sites shorelines are looking much better. Still a big population of floating lilies.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Management Summary**

Overall the sites inspected today are in good shape. There is an algae bloom in site 230 and 30 which will need an algicide application. Shoreline weeds are more present within sites and we are working to keep them from invading the ponds. Site 40 has cleared up nicely and the submersed vegetation is under control. The beneficials in the sites are thriving and looking great. Trash presence was low but a few pieces within site 10 that will be cleaned up. Updates will be provided on the repair to #230 and we will ensure all algae is being treated.

As a reminder: NO potted plants, lawn clippings or tree clippings should be disposed of into the ponds.

Feel free to reach out with any questions or concerns: emalina.robinson@solitudelake.com
Thanks for choosing Solitude Lake Management!

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



Tab 2

THE VERANDAHS

COMMUNITY ASSET MANAGEMENT REPORT



September 11, 2026

Rizzetta & Company

Dylan Campbell – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, White Bluff Road, Flood Comp. Area 120 & 160

General Updates, Recent & Upcoming Maintenance Events

- **Bahia Fertilizer Guidelines (October):** A complete fertilizer with pre-emergent will be applied to the turf grasses at a rate providing 1.0 lb. of nitrogen per 1,000 SF, with approximately 100 lbs. of fertilizer scheduled for application. The complete fertilizer will provide essential nutrients to support healthy turf growth, improved coloration, increased density, and overall vigor.
- **Ornamental Fertilizer Guidelines (October):** A complete fertilizer will be applied to the ornamental plantings at a rate providing 4–6 lbs. of nitrogen per 1,000 SF, with approximately 750 lbs. of fertilizer scheduled for application. This application will provide essential nutrients to support healthy foliage, root development, flowering, and overall plant vigor. The fertilizer should also help maintain strong coloration and density while improving the plantings' ability to withstand environmental stress and recover from minor deficiencies, supporting a healthy and consistent appearance throughout the landscape.

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. **Pond 150:** Turf surrounding the pond was noticeably tall at the time of inspection and appears to have been missed during a recent mowing cycle. Request mowing and more consistent servicing to restore a uniform, well-maintained appearance. **(Pic 1A> & 1B>)**



2. **Saulstone PI:** On the north roadway easement against Pond 130 stretches of browning turf grasses were observed. **(Pic 2)**



White Bluff Road, Chenwood Ave, Pond 140

3. **Chenwood Ave(Pump Station, North):** Privacy hedging surrounding the pump station remains uneven and non-uniform. Request additional detailing and pruning to establish a more consistent shape and improve the overall appearance of the area. **(Pic 3)**
4. **Chenwood Ave(Pump Station, North):** Minor Turf weed intrusion was observed within the mulch bed surrounding the Pump Station. Request for treatment and removal in line with normal maintenance. **(Pic 4>)**
5. **Amenity Center:** Vining weeds were observed throughout the hedging along the exterior of the pool area, with some growth beginning to extend over the pool fencing. Given the existing decline within the hedges, request prompt treatment and removal to reduce competition, prevent further spread, and limit additional stress. **(Pic 5>)**
6. **Amenity Center:** Minor turf grass intrusion was observed within the mulched beds surrounding the pool area. Request routine treatment and removal to prevent further establishment and maintain clean bed lines. **(Pic 6)**



Amenity Center

7. **Amenity Center:** Grass intrusion was observed growing throughout the juniper groundcover in front of the clubhouse. Request treatment and removal to reduce competition for available resources and prevent further spread. (Pic 7)



8. **Amenity Center:** Turf between the parking lot and roadway has improved considerably since the previous inspection, with healthy green growth beginning to fill many of the previously bare or thinned areas. The ornamental plantings were also well maintained and properly detailed throughout. (Pics 8A> & 8B>)



Amenity Center, Royston Bend

10. Luftburrow Park: The circular areas of turf dieback within the park continue to recover naturally, with healthy turf gradually filling the affected areas. Minor weed growth remains present, request treatment and removal to reduce competition and support continued recovery. **(Pics 10A> & 10B>)**



11. Royston Bend: The previously reported bare area near the streetlight on the south side of Luftburrow Park has become overtaken by weeds. Request treatment and removal to prevent further establishment and provide any remaining turf with an opportunity to recover. **(Pic 11>)**



12. Royston Bend: The CDD-owned area along the south edge of the roadway at the intersection with Chenwood Avenue has improved since the previous inspection. Request continued monitoring and weed treatment in this area to encourage natural recovery. **(Pic 12)**



13. Luftburrow Ln: The previously reported turf decline and dieback at the north end of the roadway has almost entirely recovered with only minimal weeds within the easement. Request continued weed removal to ensure this area fills in completely. **(Pics 13>)**



Chenwood Ave, Luftburrow Ln

14. Chenwood Ave (Pump Station, South):

The pump station landscape bed was well maintained overall. However, one hedge along the right side of the entryway has significantly declined. Request removal of the affected hedge. (Pic 14>)



15. Chenwood Ave, Entryway: New jasmine plantings within the gateway bullnose are healthy and exhibiting no decline. Bare areas remain, though the jasmine should gradually spread and provide fuller coverage as it establishes. (Pic 15>)



16. Chenwood Ave, Annuals: All three entryway annual beds were healthy and well maintained, with no failed plantings and minimal weed intrusion. The developing blooms are providing excellent color and a strong overall appearance. (Pics 16A, 16B, 16C>)



General Note, Chenwood Ave

- 17. Chenwood Ave, Entryway:** The juniper hedges along the east side of the roadway exhibited weed and turf grass growth throughout portions of the established plantings. Request treatment and removal of the intrusive growth to reduce competition for available water, nutrients, and growing space, while helping maintain the health, density, and intended appearance of the juniper. **(Pics 17A & 17B)**



- 18. Chenwood Avenue:** The ornamental crape myrtles along the west side of the roadway appear to have been de-mossed since the previous inspection. Though moss is beginning to accumulate again. Request that routine de-mossing be incorporated into regular maintenance to prevent excessive buildup and help reduce potential stress and decline. **(Pic 18)**



Entryway Overview

Entryway Overview:

Previously reported turf dieback associated with the irrigation well outage remains visible throughout portions of the entryway, though overall natural recovery is progressing. Larger turfed areas are filling in more successfully as healthy surrounding turf spreads into the affected sections. The narrower roadway easements are recovering slowly due to the limited amount of established turf available to naturally fill the remaining bare and declining areas. Request continued weed control throughout these areas to limit competition while the turf attempts to fill in.

If the thin easement areas do not begin to recover in the near future these areas should be considered for sod replacement.



Tab 3



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Inspection #28

Date: Sep 14, 2026 10:15 am
Inspector: Domnic DiMatteo

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

Controller	
Name	Clubhouse
Location	
Model	
Modules	11
Controller ID	147560

Water Days as of Sep 14, 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	S- North across from clubhouse	Pass									
2	S- Across from clubhouse	Pass									
3	R- Across from clubhouse	Pass									
4	R- South end of field	Pass									
5	R- West side of field	Pass									
6	R- North end of field	Pass									
7	R- Around clubhouse	Pass									
8	R- Around pool	Pass			1						
9	S- Clubhouse	Pass	3					1			
10	R- Island in front of clubhouse	Pass			1						
11	R- South of controller	Pass									
12	S- By controller	Pass									
13	R- West of controller	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	R- By controller	Pass									
15	S- Pond on Saulston Place	Pass	3								
16	S- Around lift station on White Bluff	Pass									
17	S- West side of White Bluff	Pass									
18	S- East side of White Bluff	Pass									
19	S- Northeast side of White Bluff	Pass									
20	MP- End of White Bluff east	Pass	2		1						
21	MP- End of White Bluff west	Pass									
22		Pass									

Zone #8 - 09-14-26 10:15 am CDT



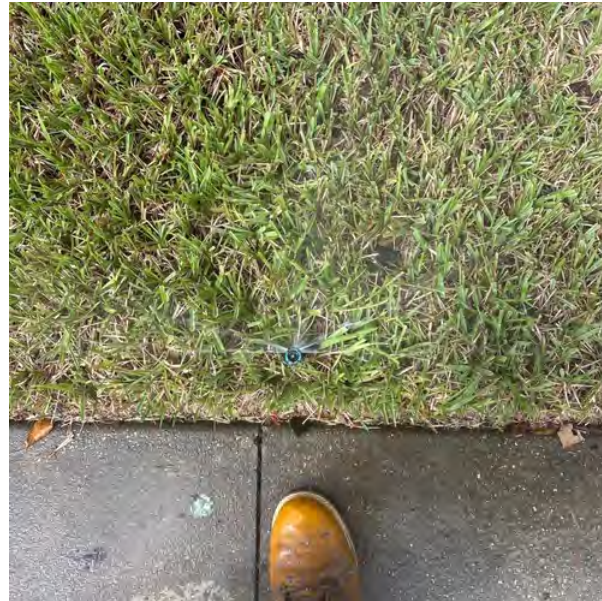
Zone #9 - 09-14-26 10:18 am CDT



Zone #9 - 09-14-26 10:20 am CDT



Zone #9 - 09-14-26 10:21 am CDT



Zone #9 - 09-14-26 10:22 am CDT



Zone #10 - 09-14-26 10:27 am CDT



Zone #15 - 09-14-26 12:46 pm CDT



Zone #15 - 09-14-26 12:47 pm CDT



Zone #15 - 09-14-26 12:47 pm CDT



Zone #20 - 09-14-26 1:07 pm CDT



Zone #20 - 09-14-26 1:07 pm CDT



Zone #20 - 09-14-26 1:14 pm CDT





powered by SmartLink Network ®

Inspection #34

Date: Sep 08, 2026 8:52 am
Inspector: Domnic DiMatteo

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 Sep 08, 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						1			
2	D- Entrance island	Pass									
3	S- Sign island and entrance side	Pass	6								
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	2								
8	S- Sidewalk by gate	Pass	1		1						
9	S- Greengate Drive entrance	Pass	1								
10	S- North of Greengate and center island	Pass			1						
11	S- South of Royston Bend	Pass	2								
12	S- By pond at Lufburrow Lane	Pass	1								
13	S- Luftburrow to Southbridge Terrace, near road	Pass	3								

	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	5								
15	S- North of zone 14	Pass									
16	R- Near lake	Pass			5						
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	6								In
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									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
39		Pass									
40		Pass									

Zone #1 - 09-08-26 8:53 am CDT



Zone #3 - 09-08-26 9:08 am CDT



Zone #3 - 09-08-26 9:09 am CDT



Zone #3 - 09-08-26 9:10 am CDT



Zone #3 - 09-08-26 9:11 am CDT



Zone #3 - 09-08-26 9:11 am CDT



Zone #3 - 09-08-26 9:13 am CDT



Zone #7 - 09-08-26 9:52 am CDT



Zone #7 - 09-08-26 9:54 am CDT



Zone #8 - 09-08-26 9:57 am CDT



Zone #8 - 09-08-26 9:57 am CDT



Zone #9 - 09-08-26 10:30 am CDT



Zone #10 - 09-08-26 10:33 am CDT



Zone #11 - 09-08-26 12:01 pm CDT



Zone #11 - 09-08-26 12:02 pm CDT



Zone #12 - 09-08-26 12:14 pm CDT



Zone #12 - 09-08-26 12:17 pm CDT



Zone #13 - 09-08-26 12:18 pm CDT



Zone #13 - 09-08-26 12:20 pm CDT



Zone #13 - 09-08-26 12:22 pm CDT



Zone #14 - 09-08-26 12:24 pm CDT



Zone #14 - 09-08-26 12:26 pm CDT



Zone #14 - 09-08-26 12:26 pm CDT



Zone #14 - 09-08-26 12:28 pm CDT



Zone #14 - 09-08-26 12:29 pm CDT



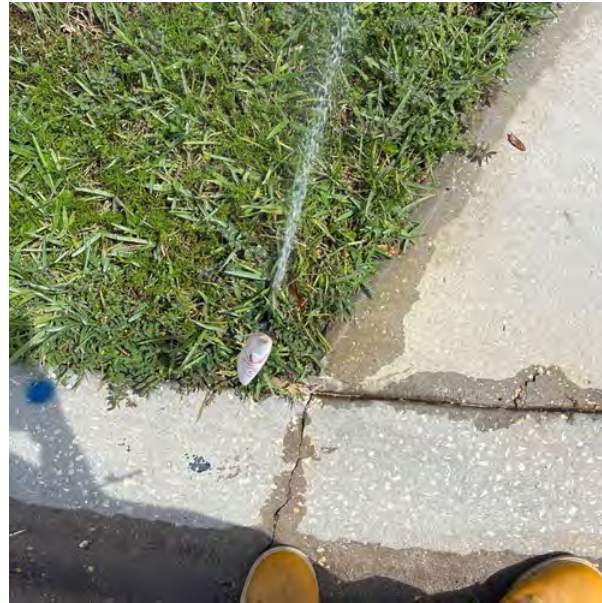
Zone #16 - 09-08-26 1:28 pm CDT



Zone #16 - 09-08-26 1:28 pm CDT



Zone #16 - 09-08-26 1:29 pm CDT



Zone #16 - 09-08-26 1:31 pm CDT



Zone #16 - 09-08-26 1:32 pm CDT



Zone #17 - 09-08-26 1:58 pm CDT



Zone #18 - 09-08-26 2:09 pm CDT



Zone #19 - 09-08-26 2:12 pm CDT



Zone #20 - 09-08-26 2:18 pm CDT



Zone #21 - 09-08-26 2:20 pm CDT



Zone #21 - 09-08-26 2:20 pm CDT



Zone #21 - 09-08-26 2:20 pm CDT



Zone #21 - 09-08-26 2:22 pm CDT



Zone #21 - 09-08-26 2:22 pm CDT



Zone #21 - 09-08-26 2:23 pm CDT



Zone #22 - 09-08-26 2:46 pm CDT



Zone #22 - 09-08-26 2:46 pm CDT



Zone #24 - 09-08-26 2:48 pm CDT



Zone #25 - 09-08-26 2:51 pm CDT



Zone #25 - 09-08-26 2:51 pm CDT



Zone #26 - 09-08-26 2:53 pm CDT



Zone #26 - 09-08-26 2:54 pm CDT



Zone #26 - 09-08-26 2:54 pm CDT



Zone #26 - 09-08-26 2:55 pm CDT



Tab 4

HIGH TRIM LLC

Tree Service & Arborist Supply | 727-514-3889

Monthly Conservation Maintenance Report

The Verandahs Community Development District

c/o Rizzetta & Company

Reporting Period: September 2026

Prepared by High Trim LLC

Executive Summary

High Trim LLC completed scheduled monthly conservation maintenance within the designated September service area. Work focused on conservation cutback, vegetation management, maintaining the conservation edge, keeping turf and access areas clear, and safety-focused pruning where needed.

September 2026 Service Area

The teal/turquoise highlighted section at the lower-right portion of the map, between the red boundary marks, identifies the conservation maintenance area completed during September 2026.



September Before & After Photo Documentation

The following photographs are grouped into four Before & After locations documenting conservation cutback and vegetation management completed during the September service period.

Location 1

BEFORE



AFTER



Conservation boundary and adjacent maintained area before and after scheduled vegetation cutback.

Location 2

BEFORE



AFTER



Conservation boundary and adjacent maintained area before and after scheduled vegetation cutback.

Location 3

BEFORE



AFTER



Conservation boundary and adjacent maintained area before and after scheduled vegetation cutback.

Location 4

BEFORE



AFTER



Conservation boundary and adjacent maintained area before and after scheduled vegetation cutback.

Monthly Findings

September maintenance reduced vegetation encroachment along the designated conservation boundary and maintained separation between preserve vegetation and adjacent turf, pond banks, and residential access areas. The Before & After photo sets document the completed cutback while retaining the natural preserve vegetation beyond the maintained boundary.

Certification of Completion

High Trim LLC certifies that the September 2026 conservation maintenance services documented in this report were completed in accordance with the scope of work and maintenance agreement.

High Trim LLC
Tree Service & Arborist Supply
727-514-3889

Tab 5

Operations Report – September 2026

12375 Chenwood Avenue Hudson, Florida 34669
(727) 933-5050 ~ verandahclubhouse@outlook.com

Clubhouse Operations/Maintenance Updates

- Ongoing Disinfectant cleaning of Gym

Vendor Services Performed and/or Site Visits

- Cleaning Service every Monday

Facility Usage:

- 9/1/2026: Verandah's Board Meeting
- 9/3/2026: Men's Bible Study
- 9/5/2026: Delilah Johnson Birthday Party
- 9/9/2026: Townhouse HOA Meeting
- 9/10/2026: Men's Bible Study
- 9/15/2026: ACC Meeting
- 9/17/2026: Men's Bible Study
- 9/21/2026: CCR Meeting
- 9/22/2026: Verandah's HOA Meeting
- 9/24/2026: Men's Bible Study



Rizzetta & Company

- **Resident Payment Log:**

- Clubhouse Rental: D. Johnson

- **Debit Card Reimbursement**

- Amazon: \$14.99 Monthly Subscription
- Walmart: \$4.97
- Amazon: \$428.94

Total: \$ 443.93

- **Suggestions/ Concerns:**

- Square terminal cost is \$299.00
Or \$27.00 per month financing
Fee's:
Tap, Dip or Swipe: 2.6% + 15 cents
Online: 3.3% + 30 cents

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:**
November 3rd,
2026 @ 6:30
PM

District Manager's Report

October 6

2026

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FINANCIAL SUMMARY

8/31/2026

General Fund Cash & Investment Balance: \$509,483

Reserve Fund Cash & Investment Balance: \$319,361

Debt Service Fund Investment Balance: \$156,290

Total Cash and Investment Balances: \$985,134

General Fund Expense Variance: \$1955 Over Budget

Tab 7



Quarterly Compliance Audit Report

The Verandahs

Date: September 2026 - 3rd Quarter

Prepared for: Sean Craft

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

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

Audit results

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

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Special Message

Hello,

This letter regards the new Florida electronic payments law that was recently passed and becomes effective 1/1/2027:

CS/HB 967: Electronic Payments Made to Units of Local Governments

GENERAL BILL by State Affairs Committee; Buchanan; (CO-INTRODUCERS) McFarland; Salzman.

Electronic Payments Made to Units of Local Governments; Requires units of local government to accept certain forms of payments; requires such local governments to accept payments online.

Link:

<https://www.flsenate.gov/Session/Bill/2026/967><https://www.flsenate.gov/Session/Bill/2026/967>

Our platform does not include built-in ecommerce or payment-processing capabilities; therefore, we are not able to accept online payments directly on your behalf.

We recommend contacting your bank or another authorized payment processor to implement a compliant electronic payments solution. Once you have chosen a provider, they can generate a hosted payment link, which we can place on a page within your site so residents can click and complete payments online directly with your payment processor. The processor will be responsible for supplying the link and handling the actual transaction.

Thank you,
Susan

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse

Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

Compliance Criteria

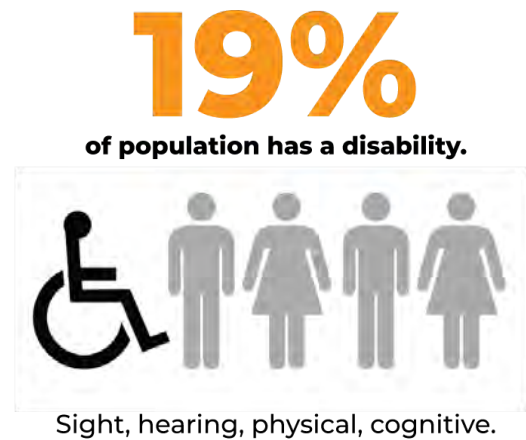
Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees,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

Notes:

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

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

Tab 8



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

The Verandahs Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

The Verandahs Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126104

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$348,451
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$47,725

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u>	<u>Coinsurance</u>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$4,121

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	\$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	\$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Shrubs covered under code K)	\$250,000 any one occurrence and \$500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Retroactive Date:

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

The Verandahs Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126104

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$4,121
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$5,208
Public Officials and Employment Practices Liability	\$3,607
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$12,936

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;
- (e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

The Verandahs Community Development District

(Name of Local Governmental Entity)

By: _____

Signature

_____ *Sen Craft* _____
Print Name

Witness By: _____

Signature

_____ *SUNITA BRISMOHAN* _____
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____

Administrator



PROPERTY VALUATION AUTHORIZATION

The Verandahs Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- | | | |
|--|--------------|--------------------------|
| ☒ Building and Content TIV | \$348,451 | As per schedule attached |
| ☒ Inland Marine | \$47,725 | As per schedule attached |
| ☐ Auto Physical Damage | Not Included | |

Signature: Sean Graft Date: 9/15/20

Name: Sean Graft

Title: District Manager



Property Schedule

Schedule Items Effective As of: 10/01/2026

The Verandahs Community Development District

Policy No.: 100126104

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
1	Clubhouse		2019	10/01/2026	\$348,451		
	12375 Chenwood Avenue		Joisted masonry	10/01/2027			\$348,451
	Hudson FL 34669						
			Total:	Building Value \$348,451	Contents Value \$0	Insured Value \$348,451	

Sign:

Sean Craft

Print Name:

Sean Craft

Date:

9/15/26



Inland Marine Schedule

Schedule Items Effective As of: 10/01/2026

The Verandahs Community Development District

Policy No.: 100126104
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1			Rented, borrowed, leased equipment	10/01/2026	\$15,725	\$1,000
	Fitness Equipment - Max Any One Item \$15,000			10/01/2027		
2			Other inland marine	10/01/2026	\$32,000	\$1,000
	Fitness Equipment - Max Any One Item \$15,000			10/01/2027		
Total					\$47,725	

Sign: *Aegon Goff* Print Name: *Sean Craft* Date: *8/15/20*

Tab 9



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

INSTALL A MASTER VALVE-PUMP #1

**IRRIGATION PROPOSAL
FOR
THE VERANDAHS**

Attention: Sean Craft, District Manager

September 11, 2026

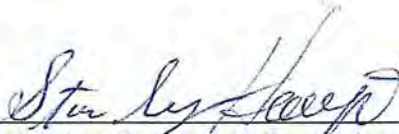
Scope of Work

The pump is currently cycling due to a leak in the mainline. RedTree recommends installing a master valve at Pump #1 to prevent the pump from continuously cycling. The master valve will also provide additional protection for the pump in the future should other mainline leaks develop. The valve will act as an automatic shutoff between the pump and the irrigation system. When the irrigation system is not running, the master valve will close, preventing water from flowing into the mainline. This will help prevent the pump from continuously cycling due to multiple small mainline leaks (Undetectable). When an irrigation zone is activated, the master valve will open, allowing water to flow normally to the irrigation system.

Materials

- (1) 2-Inch Rain Bird Scrubber Valve
- (2) 2-Inch Male Adapter
- (1) 2-Inch Elbow
- (1) 2-Inch Coupling
- (20 ft) 18-Gauge 2-Wire
- (2) Wire Nuts
- Miscellaneous Parts, Fittings, and Supplies
- Labor

Total Cost: \$959.00


Authorized Signature to Proceed

09 / 11 / 2026
Date of Authorization

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

Tab 10

MINUTES OF MEETING

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

**THE VERANDAHS COMMUNITY DEVELOPMENT
DISTRICT**

The Regular Meeting of the Board of Supervisors of The Verandahs Community Development District was held on **Tuesday, September 1, 2026, at 6:31 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 (via call)
Tracy Mayle	Board Supervisor, Assistant Secretary

Also Present Were:

Sean Craft	District Manager, Rizzetta & Co.
KC Hopkinson	DC, Straley, Robin, Vericker (via call)
Frances Thomson	Clubhouse Manager
Scott Ethier	DE, Dewberry Engineering
Dylan Campbell	LIS, Rizzetta & Co., Inc.
John Burkett	Representative, RedTree Landscape
Audience	None 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 audience members present for comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Solitude

The Board reviewed the aquatic report.

B. Landscape Inspection Specialist

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

C. Red Tree

i. Review of Landscaper Comments

The Board reviewed the report. Red Tree stated that the fall rotation of flowers will be installed the week of September 7th, 2026.

ii. Review of Irrigation Report

The Board reviewed the report.

D. Review of the Hi Trim Report

The Board reviewed the report.

E. District Counsel

Ms. Hopkinson stated that she would look further into the pending legislation which would require district to accept payments online effective January 1st, 2027, and report her findings back to the Board at the October meeting. The Board stated that they had received notice from the county regarding the assessments for the upcoming fiscal year which reflected the increases shown in the proposed budget rather than the adopted budget, and to confirm that what was filed with Pasco County reflected the lowered assessment increases the Board adopted at the final budget hearing in August 2026.

F. District Engineer

The Board approved the Work Authorization 2027-01 for FY 2026-2027. Mr. Either stated that the erosion repairs at site #230 have not held, and that the site looks worse than it did before repairs were performed. He also stated that he will follow up with photos and that the vendor will need to revisit the site.

G. Clubhouse Manager

i. Review of Clubhouse Manager's Report

Ms. Thomson reviewed her report with the Board and the Board directed her to investigate the costs of implementing a Square terminal including not only the hardware, but also the ongoing fees which would be associated with its usage.

H. District Manager

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

FOURTH ORDER OF BUSINESS

Consideration of Fifth Addendum to the Contract for Professional Amenity Services

On a motion by Mr. May, and seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the Fifth Addendum to the Contract for Professional Amenity Services, for The Verandahs Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Second Addendum for Professional Amenity Services

On a motion by Mr. Haupt, and seconded by Mr. May, with all in favor, the Board of Supervisors approved the Second Addendum for Professional Amenity Services, for The Verandahs Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Regular Meeting held on August 4, 2026

On a motion by Mr. May, and seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on August 4, 2026, as presented, for The Verandahs Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for July 2026

On a motion by Mr. Haupt and seconded by Mr. May, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for July 2026, totaling \$64,633.37, as presented, for The Verandahs Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Supervisor May stated that he would reach out to the HOA management company relative to the map District Engineer provided which listed the homes he was not able to access during their recent stormwater systems inspection due to the residents having gated off those areas. The HOA will notify those residents the District Engineer had identified, informing them that the District Engineer will be making a second attempt to inspect those areas and to expect his presence. District Engineer will inform Supervisor May of when he plans to make his next attempt to inspect.

NINTH ORDER OF BUSINESS

Adjournment

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

On a motion by Ms. Mayle, and seconded by Mr. Basinger, with all in favor, the Board of Supervisors adjourned the meeting at 7:15 p.m., for The Verandahs Community Development District.

Secretary/Assistant Secretary

Chair/Vice Chair

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

August 2026

For Board Approval

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

The total items being presented: **\$41,787.19**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Tab 11

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brenton A. Basinger	300501	BB080426-266	Board of Supervisors Meeting 08/04/26	\$ 200.00
Digital South Communications, Inc.	300498	593528874	Phone Services 08/26	\$ 41.87
Florida Department of Revenue	20260819-02	6180183992632-081826	Sales & Use Tax 08/26	\$ 1.96
Frontier Communications of FL	20260819-01	72785677730731195-072526	Internet Services 08/26	\$ 181.99
Joseph Mathis	300521	266-082426	Deposit Reimbursement 08/26	\$ 250.00
Pasco County Utilities	20260817-01	24978758	Water Services 07/26	\$ 75.80
Pest Sheild of St. Petersburg, Inc.	300499	7876348	Pest Control 08/26	\$ 94.50
RedTree Landscape Systems, LLC	300500	35051	Landscape Maintenance 08/26	\$ 10,350.00
RedTree Landscape Systems, LLC	300506	35211	Irrigation Repair 08/26	\$ 1,058.82
RedTree Landscape Systems, LLC	300506	35212	Irrigation Repair 08/26	\$ 966.03
RedTree Landscape Systems, LLC	300506	35213	Irrigation Repair 08/26	\$ 663.30
RedTree Landscape Systems, LLC	300512	35251	Irrigation Repair 08/26	\$ 2,275.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
RedTree Landscape Systems, LLC	300511	35310	Irrigation Repair 07/26	\$ 139.55
RedTree Landscape Systems, LLC	300511	35311	Irrigation Repair 07/26	\$ 127.50
RedTree Landscape Systems, LLC	300514	35399	Irrigation Repair 08/26	\$ 330.75
Rizzetta & Company, Inc.	300496	INV0000111309	Accounting Services 08/26	\$ 5,246.83
Rizzetta & Company, Inc.	300497	INV0000111428	Personnel Reimbursement 07/26	\$ 1,346.69
Rizzetta & Company, Inc.	300510	INV0000111522	Cell Phone 07/26	\$ 50.00
Rizzetta & Company, Inc.	300513	INV0000111548	Personnel Reimbursement 08/26	\$ 2,244.44
Rizzetta & Company, Inc.	300523	INV0000112237	Personnel Reimbursement 08/26	\$ 1,518.99
SafeTouch, LLC	300518	22138	Quarterly Monitoring 08/26	\$ 150.00
Sarah Nesheiwat	300502	SN080426-266	Board of Supervisors Meeting 08/04/26	\$ 200.00
Sarah Welch	300509	266-080826	Deposit Reimbursement 08/26	\$ 250.00
School Now	300516	INV-SN-1569	Website Compliance & Management 08/26	\$ 1,583.63

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC	300507	PSI258375	Pond Maintenance 04/26	\$ 1,380.00
Solitude Lake Management, LLC	300519	PSI293350	Stormwater Maintenance 08/26	\$ 1,380.00
Stanley Haupt	300503	SH080426-266	Board of Supervisors Meeting 08/04/26	\$ 200.00
Steve Haney,LLC.	300522	266-072426	Stormwater Maintenance 07/26	\$ 1,875.00
Straley Robin Vericker	300515	28879	Legal Services 07/26	\$ 1,016.00
Suncoast Rust Control, Inc.	300520	09721	Rust Control 07/26	\$ 1,250.00
Suncoast Sparkling Cleaning Service, Inc	300508	517	Janitorial Services 08/26	\$ 375.00
Thomas M. May	300504	TMay080426-266	Board of Supervisors Meeting 08/04/26	\$ 200.00
Tracy E. Mayle	300505	TM080426-266	Board of Supervisors Meeting 08/04/26	\$ 200.00
Valley National Bank	20260826-01	CC073126-266	Credit Card Expenses 07/26	\$ 371.98
Withlacoochee River Electric Cooperative, Inc.	20260807-01	1573431-072126	Electric Services 07/26	\$ 524.95
Withlacoochee River Electric Cooperative, Inc.	20260807-01	1573432-072126	Electric Services 07/26	\$ 3,338.77

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	20260807-01	1573433-072126	Electric Services 07/26	\$ 42.55
Withlacoochee River Electric Cooperative, Inc.	20260807-01	2026777-072126	Electric Services 07/26	\$ 44.94
Withlacoochee River Electric Cooperative, Inc.	20260807-01	2095489-072126	Electric Services 07/26	<u>\$ 240.35</u>
Report Totals				<u>\$ 41,787.19</u>

The Verandahs CDD
Meeting Date: August 4, 2026

SUPERVISOR PAY REQUEST

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

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30
Meeting End Time:	7:48
Total Meeting Time:	1:18

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: _____



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
593528874	08/01/2026	\$41.87	08/22/2026	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	2.67	2.67
	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	4.23	4.23
	TAX-14-STATUTORY_GROSS_RECEIPTS Statutory Gross Receipts	1	0.86	0.86
	TAX-160-STATUTORY_GROSS_RECEIPTS_BUSINESS Statutory Gross Receipts (Business)	1	0.05	0.05

Ways to pay







BANK

View and pay

SUBTOTAL

TAX

TOTAL

BALANCE DUE

41.87

0.00

41.87

\$41.87

Payment Confirmation

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

Transaction Information

Confirmation#	920003706271	Submitted Date	Tuesday, 08/18/2026
Status	IN PROCESS	Submitted Time	12:27 PM

Payment Information

Taxpayer Name	VERANDAHS COMMUNITY DEVELOPMENT DISTRICT	Debit Date	Wednesday, 08/19/2026
Document Type	Tax or Fee Payment	Filing Period End Date	08/18/2026
Amount Paid	\$1.96		
Payment Amount	\$1.96		
Fee Amount	\$0.00		

Electronic Check Information

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

Payment Details:

Account Type	Identifier	Filing Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:61-8018399263-2	08/18/2026	\$1.96



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

Page 1/4
Billing Date:
Jul 25, 2026
Billing Period:
Jul 25 - Aug 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 Jul 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

Aug 18



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P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 DY RP 25 07272026 NNNNNN 01 999749

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

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 Internet			
Monthly Charges			
07.25-08.24	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

NOTICE OF RATE INCREASE...

Effective with your next bill, your Static IP product will increase by \$5.00 per month, per line. Questions? Please contact customer service.



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THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$250.00

Project: Be the light outreach.

Date: 6/10/26 : Refund Date: 8/24/2026

Payable To: Joseph Mathis

Reason: Clubhouse Rental Deposit Refund

Requestor: Frances Thomson (Clubhouse Manager)

Directions for Check:

Joseph Mathis
12622 Sawston Place
Hudson, Fla 34669
(727) 325-4681

Hold till September



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: 24978758

Billing Date: 8/14/2026

Billing Period: 6/18/2026 to 7/20/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	18021429	6/18/2026	26	7/20/2026	26	32	0

Usage History

	Water
July 2026	0
June 2026	0
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

Transactions

Previous Bill	75.80
Payment 08/13/26	-75.80 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	22.37
Sewer	
Sewer Base Charge	53.43
Total Current Transactions	75.80
TOTAL BALANCE DUE	\$75.80

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.

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 75.80

Total Balance Due \$75.80
Due Date 8/31/2026

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

**The Total Due will be electronically
transferred on 08/31/2026.**

VERANDAHS CDD
PO BOX 32414
Charlotte NC 28232

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

Service Slip/Invoice

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

INVOICE: 7876348
DATE: 08/03/2026
ORDER: 7876348



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

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

Work Date	Time	Target Pest	Technician		Time In
08/03/2026	07:48 AM		ELIJAH_KER	ELIJAH ARDJOMAND-KERMANI	
Purchase Order	Terms	Last Service	Map Code		Time Out
	COD	08/03/2026			

Service	Description	Price
PS	Pest Control Service	\$94.50
Today I diagnosed your residence and applied corrective insecticide treatment. I also cleaned all of the eaves for spider webs and applied insecticide in landscaping for active Roach control. I treated the cracks and crevices around your doors and windows. I knocked down some flying insect nests. Please have children or pets not touch treated areas until dry. Allow treatment up to 7 to 10 days for maximum pesticide results to be achieved. I also treated perimeter by the base of the house for active roaches. We are pleased to have you as a customer.		
SUBTOTAL		\$94.50
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$94.50
AMOUNT DUE		\$94.50
To help cover increasing administrative and operational costs, a \$3 processing fee will now appear on customer invoices. This fee applies to all payment methods and is not a credit card surcharge.		
This small fee helps us continue to: Provide fast, reliable customer support; invest in technician training and technology; and maintain top-tier service scheduling and communication.		
If you have any questions, feel free to contact our office at: www.pestbear.com or 813-818-9898		

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

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

PLEASE PAY FROM THIS INVOICE

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

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



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

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

Invoice details
Invoice no.: 35051
Terms: Net 45
Invoice date: 08/01/2026
Due date: 09/15/2026

#	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.: 35211

Terms: Due on receipt

Invoice date: 08/07/2026

Due date: 08/07/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Irrigation Bill Upon Completion	Irrigation Bill Upon Completion 6.21.26	1	\$0.00	\$0.00
			Repaired a broken main line.			
2.		Sales	3" -45	2	\$21.00	\$42.00
3.		Sales	3" PVC Pipe	8	\$3.35	\$26.80
4.		Sales	3" coupling	2	\$9.20	\$18.40
5.		Sales	3" slip fix	1	\$221.62	\$221.62
6.		Sales	labor-technician	10	\$75.00	\$750.00
Total						\$1,058.82

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.: 35212

Terms: Due on receipt

Invoice date: 08/07/2026

Due date: 08/07/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Irrigation Bill Upon Completion	Irrigation Bill Upon Completion 6.11.26	1	\$0.00	\$0.00
			Clubhouse Replaced multiple rotors, nozzles, and drip couplings on zones 1-11.			
2.		Sales	rotor	11	\$45.00	\$495.00
3.		Sales	nozzle	6	\$2.88	\$17.28
4.		Sales	drip coupling	5	\$0.75	\$3.75
5.		Sales	labor-technician	6	\$75.00	\$450.00
Total						\$966.03

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.: 35213

Terms: Due on receipt

Invoice date: 08/07/2026

Due date: 08/07/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Irrigation Bill Upon Completion	Irrigation Bill Upon Completion 6.11.26 Controller 1 Pressure was extremely low for zone 1 for the drip and maxi in the jasmine at the gate entrance. A broken valve was located under a tree, and it was dug up and repaired.	1	\$0.00	\$0.00
2.		Sales	2" slip fix	1	\$56.00	\$56.00
3.		Sales	2" male adapter	1	\$2.90	\$2.90
4.		Sales	2" coupling	1	\$2.65	\$2.65
5.		Sales	2" sch 40 PVC pipe	1	\$1.75	\$1.75
6.		Sales	labor-technician	8	\$75.00	\$600.00
Total						\$663.30

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.: 35251
Terms: Due on receipt
Invoice date: 08/10/2026
Due date: 08/10/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Irrigation Bill Upon Completion	Irrigation Bill Upon Completion 8.8.26 CONTROLLER 1 REPLACEMENT FROM APPROVED PROPOSAL: SCOPE OF WORK: *Controller 1 is not functioning properly due to an ant infestation. Although the ants were removed from the controller and ant bait was placed to help prevent further infection, the unit continues to malfunction. The internal components are likely damaged due to the infection. and the controller is no longer operating reliably. Replacement of Controller 1 is recommended to restore proper system operation and ensure dependable performance. MATERIALS: (1) Hunter ICC2 Controller (3) Expansion Modules	1	\$2,275.00	\$2,275.00

Total

\$2,275.00

Overdue

08/10/2026

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

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



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

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

Invoice details
Invoice no.: 35310
Terms: Due on receipt
Invoice date: 07/31/2026
Due date: 07/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Irrigation Bill Upon Completion	Irrigation Bill Upon Completion 6.29.26	1	\$0.00	\$0.00
			Controller 1 Repairs on zones 1-10.			
2.		Sales	6" spray haed	1	\$23.00	\$23.00
3.		Sales	nozzle	9	\$2.88	\$25.92
4.		Sales	drip coupling	9	\$0.75	\$6.75
5.		Sales	drip pipe	8	\$0.75	\$6.00
6.		Sales	maxi nozzle	1	\$2.88	\$2.88
7.		Sales	labor-technician	1	\$75.00	\$75.00

Total **\$139.55**

Overdue 07/31/2026

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

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



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

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

Invoice details
Invoice no.: 35311
Terms: Due on receipt
Invoice date: 07/31/2026
Due date: 07/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Irrigation Bill Upon Completion	Irrigation Bill Upon Completion 6.29.26	1	\$0.00	\$0.00
			South Bridge Terr Replaced two rotors due to not spinning.			
2.		Sales	rotor	2	\$45.00	\$90.00
3.		Sales	labor-technician	0.5	\$75.00	\$37.50

Total **\$127.50**

Overdue 07/31/2026

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

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



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

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

Invoice details
Invoice no.: 35399
Terms: Due on receipt
Invoice date: 08/14/2026
Due date: 08/14/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Irrigation Bill Upon Completion	Irrigation Bill Upon Completion 7.24.26	1	\$0.00	\$0.00
			Repairs made at the Clubhouse Controller, zone 2 & 7.			
2.		Sales	drip coupling	1	\$0.75	\$0.75
3.		Sales	rotor	4	\$45.00	\$180.00
4.		Sales	labor-technician	2	\$75.00	\$150.00
Total						\$330.75

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

Invoice

Date	Invoice #
8/2/2026	INV0000111309

Bill To:

VERANDAHS CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

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

[illegible]

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

Invoice

Date	Invoice #
7/31/2026	INV0000111428

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

[illegible]

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

Invoice

Date	Invoice #
8/1/2026	INV0000111522

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

[illegible]

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

Invoice

Date	Invoice #
8/14/2026	INV0000111548

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
8/28/2026	INV0000112237

Bill To:

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

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

[illegible]



INVOICE

Safetouch

13745 N Nebraska Ave

Tampa, FL 33613

(813) 930-7852

ar165@safetouch.com

Bill To:

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

Ship To:

The Verandahs CDD
Gail Dasher
Verandahs CDD
12375 Chenwood Ave
Hudson, FL 34669

Job Type:

RMR

Mon #:

7852484

Invoice No:

22138

Status:

Open

Invoice Date:

8/01/2026

Due Date:

8/31/2026

Total:

\$150.00

Service Date	Product/Service	Quantity	Total
	Quarterly Monitoring		
	Digital Alarm Monitoring Service with Alarm.com	3.00	\$150.00

Notes

Monitoring Bill

Scan to pay online:



Subtotal:

\$150.00

Tax:

\$0.00

Invoice Amount:

\$150.00

Previous

Payment(s):

\$0.00

**Amount Due
(USD)**

\$150.00

Thank you for doing business with us!

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$250.00

Project: Birthday party

Date: 5/28/24 / Refund date: 8/10/2026

Payable To: Sarah Welch

Reason: Clubhouse Rental Deposit Refund

Requestor: Frances Thomson (Clubhouse Manager)

Directions for Check:

Sarah Welch
12541 White Bluff Rd
Hudson, Fla 34669
(727) 488-3942

party date: 8/8/26



INVOICE

The Verandahs CDD
5844 Old Pasco Road
Suite 100
Wesley Chapel FL 33544
United States

Invoice # INV-SN-1569
Invoice Date: 8/15/2026
Due Date: 9/14/2026
PO#:

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$965.63
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$618.00
Subscription start: 8/15/2026		Subtotal: \$1,583.63
Subscription end: 8/14/2027		Tax Total:
		Total: \$1,583.63
		Amount Paid: \$0.00
Direct Deposit Instruction:		Amount Due: \$1,583.63

[Click Here to pay with Credit Card](#)



Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number: PSI258375
Invoice Date: 4/2/2026

Bill

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

Ship

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

Ship Via
Ship Date 4/2/2026
Due Date 5/2/2026
Terms Net 30

Customer ID 13825
P.O. Number
P.O. Date 4/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,380.00	1,380.00
April Billing					
4/1/2026 - 4/30/2026					
The Verandahs CDD - LAKE ALL					

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



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

Page: 1

Invoice Number: PSI293350

Invoice Date: 8/2/2026

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 8/2/2026

Due Date 9/1/2026

Terms Net 30

Customer ID 13825

P.O. Number

P.O. Date 8/2/2026

Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,380.00	1,380.00
August Billing					
8/1/2026 - 8/31/2026					
The Verandahs CDD - LAKE ALL					

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

Well Drilling

Pump Installation
& Repair

Steve Haney, LLC.

6113 Griffin Rd.
Brooksville, FL 34601



Invoice

7/24/2026

Verandahs At Pasco
Irrigation Well located at
12013 Chenwood Ave.
Hudson FL 34669

Bill to:

Verandahs CDD
3434 Colwell Ave.
Ste. 200
Tampa, FL 33614

Invoice for well repair

Well was drawing down and cavitating due to drought conditions.
An additional 42' of 2" galvanized drop pipe and cable was added to pump depth.
Pump was then tested again and no cavitation occurred.

Total: \$1,875.00

Thank you,

Steve Haney
Haney Well Drilling
6113 Griffin Rd.
Brooksville FL 34601
352-540-5147

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

August 14, 2026

Client: 001308

Matter: 000001

Invoice #: 28879

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
7/2/2026	AM	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS.	0.9	\$157.50
7/7/2026	KCH	PREPARE FOR AND ATTEND BOS MEETING TELEPHONICALLY.	1.8	\$549.00
7/17/2026	AM	TRANSMIT RESOLUTION LEVYING O&M AND RESOLUTION ADOPTING FINAL BUDGET TO DISTRICT MANAGER'S OFFICE.	0.2	\$35.00
7/17/2026	KCH	REVIEW AND REVISE RESOLUTION APPROVING BUDGET; REVIEW AND REVISE RESOLUTION IMPOSING ANNUALLY RECURRING NON-AD VALOREM SPECIAL ASSESSMENTS.	0.5	\$152.50
7/27/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	\$122.00
Total Professional Services			3.8	\$1,016.00

August 14, 2026
Client: 001308
Matter: 000001
Invoice #: 28879

Page: 2

Total Services	\$1,016.00
Total Disbursements	\$0.00
Total Current Charges	\$1,016.00
Previous Balance	\$1,857.50
Less Payments	(\$1,857.50)
PAY THIS AMOUNT	\$1,016.00

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 09721
Date Aug 1, 2026
Terms Net 30
Due date Aug 31, 2026
Amount due \$1,250.00

Items	Quantity	Price	Amount
Commercial Service	1	\$1,250.00	\$1,250.00
Commercial: Monthly water treatment (iron/rust) and service fee for previous month.			
Subtotal			\$1,250.00
Total			\$1,250.00
Paid			\$0.00

Amount due \$1,250.00

Use this link to pay online: <https://app02.us.bill.com/p/00802QAYWVPCLOS42xql>

Notes
Thank you for your business.



THANK YOU FOR YOUR BUSINESS!



CC073126-266

0 THE VERANDAHS CDD 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$9,628.00
Statement Closing Date	July 31, 2026
Days in Billing Cycle	31
Previous Balance	\$73.26
Payments & Credits	\$73.26
Purchases & Other Charges	\$371.98
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$371.98

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	\$371.98
Minimum Payment Due	\$371.98
Payment Due Date	August 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			\$73.26-	
07/27	07/27	F151500K000CHGDDA	AUTOMATIC PAYMENT - THANK YOU	73.26-
		MICHELLE WHITE	\$0.00	
		FRANCES THOMSON	\$371.98	
06/30	07/01	5543286J55SBRP28Z	AMAZON PRIME*2K7AB93K3 SEATTLE WA	14.99
			MCC: 5968 MERCHANT ZIP:	
07/01	07/01	5548382J70RMRSTL5	WAL-MART #5266 HUDSON FL	147.68
			MCC: 5411 MERCHANT ZIP: 34667	
07/05	07/05	5543286JA5W6E0SZY	AMAZON MKTPL*Q95DN25Q3 SEATTLE WA	11.99
			MCC: 5942 MERCHANT ZIP:	
07/07	07/07	5543286JQ5WJ8AZSN	AMAZON MKTPL*ZW6J24R23 SEATTLE WA	34.83
			MCC: 5942 MERCHANT ZIP:	
07/08	07/08	5543286JD5WXGS9A4	AMAZON MKTPL*LU0710CQ3 SEATTLE WA	36.99
			MCC: 5942 MERCHANT ZIP:	
07/12	07/12	5543286JH5Y8EHTND	AMAZON.COM*317UJ6833 SEATTLE WA	46.26
			MCC: 5942 MERCHANT ZIP:	

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



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

PAYMENT INFORMATION

Payment Due Date	August 25, 2026
New Balance	\$371.98
Minimum Payment Due	\$371.98
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

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
07/28	07/28	5543286K163D5EN8W	AMAZON.COM*TG9PS9N73 SEATTLE WA MCC: 5942 MERCHANT ZIP:	64.25
07/30	07/30	5543286K35SWLRRY0	AMAZON PRIME*4D1MP1Y53 SEATTLE WA MCC: 5968 MERCHANT ZIP:	14.99

IMPORTANT ACCOUNT INFORMATION

\$0 - \$371.98 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 08/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$1.90	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$0.93	\$0-\$500,000 = 0.25%
New Cashback Balance	\$2.83	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2027	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	31	\$0.00

(v) = variable (f) = fixed

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

The Verandahs CDD
Crdit Card - F. Thomson

Closing Date 31-Jul-26
Payment Date 25-Aug-26

All Expenditures must be supported by receipts in order to be eligible for reimbursement.
Attach all receipts to this form.

				Facility Supplies	Janitorial Services
Date	Vendor Name	Description	Amount		
6/30/2026	Amazon Prime	Monthly Subscrption (June)	14.99		14.99
7/1/2026	Walmart	Supplies	147.68	147.68	
7/5/2026	Amazon	Supplies	11.99	11.99	
7/7/2026	Amazon	Supplies	34.83	34.83	
7/8/2026	Amazon	Supplies	36.99	36.99	
7/12/2026	Amazon	Supplies	46.26	46.26	
7/28/2026	Amazon	Supplies	64.25	64.25	
7/30/2026	Amazon Prime	Monthly Subscrption (July)	14.99		14.99
TOTAL			\$ 371.98	\$ 342.00	\$ 29.98
				57200-4619	51300-4901

Order Summary

Subscription charged on June 30, 2026 Order # D01-6122413-0771423

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



Prime Membership Fee

Sold by: Amazon US

\$14.99

[Back to top](#)



WM Supercenter
727-861-0040 Mgr. AARON
12610 US HIGHWAY 19
HUDSON FL 34667

ST# 05266 OP# 009006 TE# 06 TR# 04923

* TAX EXEMPT SALE *

HP 63/65	199251104710	26.92 N
HP 63/65	199251104730	46.92 N
HP 63/65	199251104710	26.92 N
HP 63/65	199251104730	46.92 N

Tax ID: 858013677163C3
GOVERNMENT
GOVERNMENT, LOCAL

\$ 147.68

Single Purchase Exemption
Consumer's Certificate of Exemption
DR-14

Issued Pursuant to Chapter 212,
Florida Statute
Certificate Number: 858013677163C3
Expiration Date: 2026-12-31

This Certifies that:
VERANDAHS COMMUNITY DEVELOPMENT
DISTRICT

5844 OLD PASCO RD STE 100
WESLEY CHAPEL FL 33544
is exempt from the payment of Florida
sales and use tax on real property
rented, transient rental property
rented, tangible personal property
purchased or rented, or services
purchased.

Authorized Signature:

* TAX EXEMPT SALE *

07/01/26 12:40:31

8:41

Messages



Jul 01, 2026 purchase



\$0.00



How can we help?

[View receipt details](#)

[Start a return for refund or replacement](#)



[Need more help? Visit our help center.](#)



Store location

Hudson Supercenter

12610 US HIGHWAY 19, HUDSON, FL 34667



Payment method



Mastercard ending in 0442

Subtotal

\$147.68

Tax

\$0.00

Total

\$147.68

TC# 9877-6771-3965-2212-2240-7

[Sent from Yahoo Mail for iPhone](#)

Order Summary

Order placed July 5, 2026 Order # 111-4431770-1783435

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:	\$34.83
Shipping & Handling:	\$0.00
Total before tax:	\$34.83
Estimated tax to be collected:	\$0.00
Grand Total:	\$34.83

Arriving Tuesday



Nestle Coffee mate Coffee Creamer, Original, Liquid Creamer Singles, Non Dairy, No Refrigeration, 0.375 fl oz Tubs (Pack of 360)
Sold by: MyOfficeInnovations/Staples, Inc.
Supplied by: Other
\$34.83

[Back to top](#)

Order Summary

Order placed July 5, 2026 Order # 111-7939248-6894635

Ship to	Payment method	Order Summary	
Frances Thomson 12405 PARCHMENT DR HUDSON, FL 34667-2572 United States	Mastercard ending in 0442 View related transactions	Item(s) Subtotal:	\$11.99
		Shipping & Handling:	\$0.00
		Total before tax:	\$11.99
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$11.99

Arriving tomorrow



Black Rifle Coffee Company Dark Roast Coffee Pods – 100% Arabica, Bold, Smoky
Single-Serve K-Cup Compatible – Veteran-Founded Premium Coffee – Freedom Fuel
– 12 Count
Sold by: Black Rifle Coffee Co.
Supplied by: Other
\$11.99

[Back to top](#)

Order Summary

Order placed July 7, 2026 Order # 111-7447592-5855440

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:	\$36.99
Shipping & Handling:	\$0.00
Total before tax:	\$36.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$36.99

Arriving tomorrow



3

TORCHSTAR 4-Pack Dusk to Dawn LED Light Bulb Outdoor, A19, 5000K

Sold by: Torchstar

Supplied by: Other

\$12.33

Estimated

Order Summary

Order placed July 11, 2026 Order # 111-7968874-3121807

Ship to	Payment method	Order Summary
Frances Thomson 12405 PARCHMENT DR HUDSON, FL 34667-2572 United States	Mastercard ending in 0442 View related transactions	Item(s) Subtotal: \$46.26 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 Total before tax: \$46.26 Estimated tax to be collected: \$0.00 Grand Total: \$46.26

Arriving overnight 4 AM – 8 AM

	Energizer Alkaline Power AAA Batteries (32 Pack), Long-Lasting Sold by: Amazon.com Supplied by: Other \$15.99
	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
	Amazon Basics 20-Pack AA Alkaline Batteries, 1.5 Volt, 10-Year Leak-Free Shelf Life, for Everyday and Household Devices Sold by: Amazon.com Supplied by: Other \$9.99

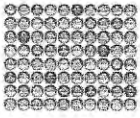
Back to top

Order Summary

Order placed July 27, 2026 Order # 111-4566754-9967457

Ship to	Payment method	Order Summary
Frances Thomson 12405 PARCHMENT DR HUDSON, FL 34667-2572 United States	Mastercard ending in 0442 View related transactions	Item(s) Subtotal: \$64.25 Shipping & Handling: \$0.00 Total before tax: \$64.25 Estimated tax to be collected: \$0.00 Grand Total: \$64.25

Arriving tomorrow

	Java Factory Coffee Pods Compatible with K Cup Brewers Including 2.0, Assorted Variety Pack, 80 Count Sold by: Amazon.com Supplied by: Other \$39.95
	Plasticplace 95-96 Gallon Garbage Can Liners Heavy Duty 1.5 Mil Black Trash Bags Tear-Resistant Outdoor Garbage Bags for Rollaway Bins Large 61" x 68" Industrial-Strength Waste Bags (25 Count) Sold by: Amazon.com Supplied by: Other \$24.30

[Back to top](#)

Order Summary

Subscription charged on July 30, 2026 Order # D01-4082503-4937831

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



Prime Membership Fee
Sold by: Amazon US
\$14.99

[Back to top](#)



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

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

Bill Date **07/21/2026**
Amount Due **524.95**
Current Charges Due **08/13/2026**

District Office Serving You
Bayonet Point

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information

Average kWh

Period	Days	Per Day
--------	------	---------

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



1 0 3 6 5 3 8 4

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Previous Balance	521.58
Payment	521.58CR
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 @ 0.05000	55.05
Poles(QTY 22)	231.00
FL Gross Receipts Tax	2.82

Total Current Charges	524.95
Total Due	E.F.T. 524.95

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 08/07/2026.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 07/21/2026

District: BP13

Use above space for address change ONLY.

1573431
VERANDAHS CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

BP13

Electronic Funds Transfer on or after	08/07/2026
TOTAL CHARGES DUE	524.95
DO NOT PAY	

000157343100005249500005249502



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 **07/21/2026**
Amount Due **3,338.77**
Current Charges Due **08/13/2026**

District Office Serving You
Bayonet Point

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information

Average kWh

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



1 0 3 6 5 3 8 4

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Previous Balance **3,310.06**
Payment **3,310.06CR**
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 @ 0.05000	466.70
Poles(QTY 141)	1,436.50
FL Gross Receipts Tax	24.56

Total Current Charges **3,338.77**
Total Due **3,338.77** E.F.T.

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 08/07/2026.



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

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Bill Date: 07/21/2026

District: BP13

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1573432
VERANDAHS CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

BP13

Electronic Funds Transfer on or after	08/07/2026
TOTAL CHARGES DUE	3,338.77
DO NOT PAY	

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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 **07/21/2026**
Amount Due **42.55**
Current Charges Due **08/13/2026**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/15	13159	07/16	13180				21

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	31	1
Jun 2026	31	1
Jul 2025	29	1

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



1 0 3 6 5 3 8 4

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Previous Balance **42.49**
Payment **42.49CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 21 KWH @ 0.06090 **1.28**
Fuel Adjustment 21 KWH @ 0.05000 **1.05**
FL Gross Receipts Tax **1.06**

Total Current Charges **42.55**
Total Due **42.55** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 08/07/2026.



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

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Bill Date: 07/21/2026

District: BP13

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **08/07/2026**
TOTAL CHARGES DUE 42.55
DO NOT PAY

000157343300000425500000425506



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 **07/21/2026**
Amount Due **44.94**
Current Charges Due **08/13/2026**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/15	2120	07/16	2162				42

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	31	1
Jun 2026	31	1
Jul 2025	30	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.



1 0 3 6 5 3 8 4

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Previous Balance **44.59**
Payment **44.59CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 42 KWH @ 0.06090 **2.56**
Fuel Adjustment 42 KWH @ 0.05000 **2.10**
FL Gross Receipts Tax **1.12**

Total Current Charges **44.94**
Total Due **44.94** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 08/07/2026.



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

Please **Detach and Return** This Portion With
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Bill Date: 07/21/2026

District: BP13

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **08/07/2026**
TOTAL CHARGES DUE 44.94
DO NOT PAY

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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 **07/21/2026**
Amount Due **240.35**
Current Charges Due **08/13/2026**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/15	5661	07/16	7421				1760

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	31	57
Jun 2026	31	53
Jul 2025	30	56

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

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Previous Balance **222.54**
Payment **222.54CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 1,760 KWH @ 0.06090 **107.18**
Fuel Adjustment 1,760 KWH @ 0.05000 **88.00**
FL Gross Receipts Tax **6.01**

Total Current Charges **240.35**
Total Due **240.35** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 08/07/2026.



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

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Bill Date: 07/21/2026

District: BP13

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **08/07/2026**
TOTAL CHARGES DUE 240.35
DO NOT PAY

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