Rizzetta & Company

The Verandahs
Community Development District

Board of Supervisors Meeting
November 3, 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

October 27, 2026

Board of Supervisors
The Verandahs Community
Development District

AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of The Verandahs Community Development District will be held on Tuesday, November 3, 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..... Tab 3
  - ii. Review of Irrigation Report (Under Separate Cover)
- D. Hi-Trim
  - i. Review of Hi Trim Report ..... Tab 4
- E. District Counsel
- F. District Engineer
- G. District Clubhouse Manager
  - i. Review of Clubhouse Manager Report ..... Tab 5
- H. District Manager
  - i. Review of District Manager's Report (Under Separate Cover)

4. BUSINESS ITEMS
- A. Ratification of Proposal for Irrigation Master Valve at Pump #2. Tab 6

5. BUSINESS ADMINISTRATION
- A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on October 6, 2026 ..... Tab 7
- B. Consideration of Operation and Expenditures for September 2026 ..... Tab 8

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: 2026-10-26

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

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

TABLE OF CONTENTS

Pg

SITE ASSESSMENTS

PONDS40, 80, 100 3

PONDS130, 140, 150 4

PONDSF100, F120, F 5

PONDS F160 6

MANAGEMENT/COMMENTS SUMMARY 6, 7

SITE MAP 8

40

Comments:

Normal growth observed

Site is looking well overall. Minor shoreline grasses. Beneficials observed on the shoreline as well. Submersed vegetation is under control.





Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

80

Comments:

Site looks good

Shoreline weeds are cleared away. Water levels have increased. Flow structure are free of blockage.





Action Required:

Routine maintenance next visit

Target:

Species non-specific

100

Comments:

Site looks good

Site is looking great. A few pieces of trash present in corner coves.





Action Required:

Routine maintenance next visit

Target:

Species non-specific

130

Comments:

Normal growth observed

Erosion starting on shorelines. Water levels increased. Minor PA present.





Action Required:

Routine maintenance next visit

Target:

Planktonic algae

140

Comments:

Normal growth observed

Minor surface algae present on the shorelines and wind swept coves.





Action Required:

Routine maintenance next visit

Target:

Surface algae

150

Comments:

Normal growth observed

Algae present in the wind swept cove. This will be treated and monitored to ensure it clears.





Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: F100

Comments:

Site looks good

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





Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: F120

Comments:

Site looks good

Site is doing well overall. Shorelines are clear and submersed vegetation is under control. No notable concerns.





Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: F160

Comments:

Normal growth observed

Growth is being well maintained. Minor biofilm and build up in corner coves.





Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: F160

Comments:

Site looks good

Site is looking good and there are no notable concerns at this time.





Action Required:

Routine maintenance next visit

Target:

Species non-specific

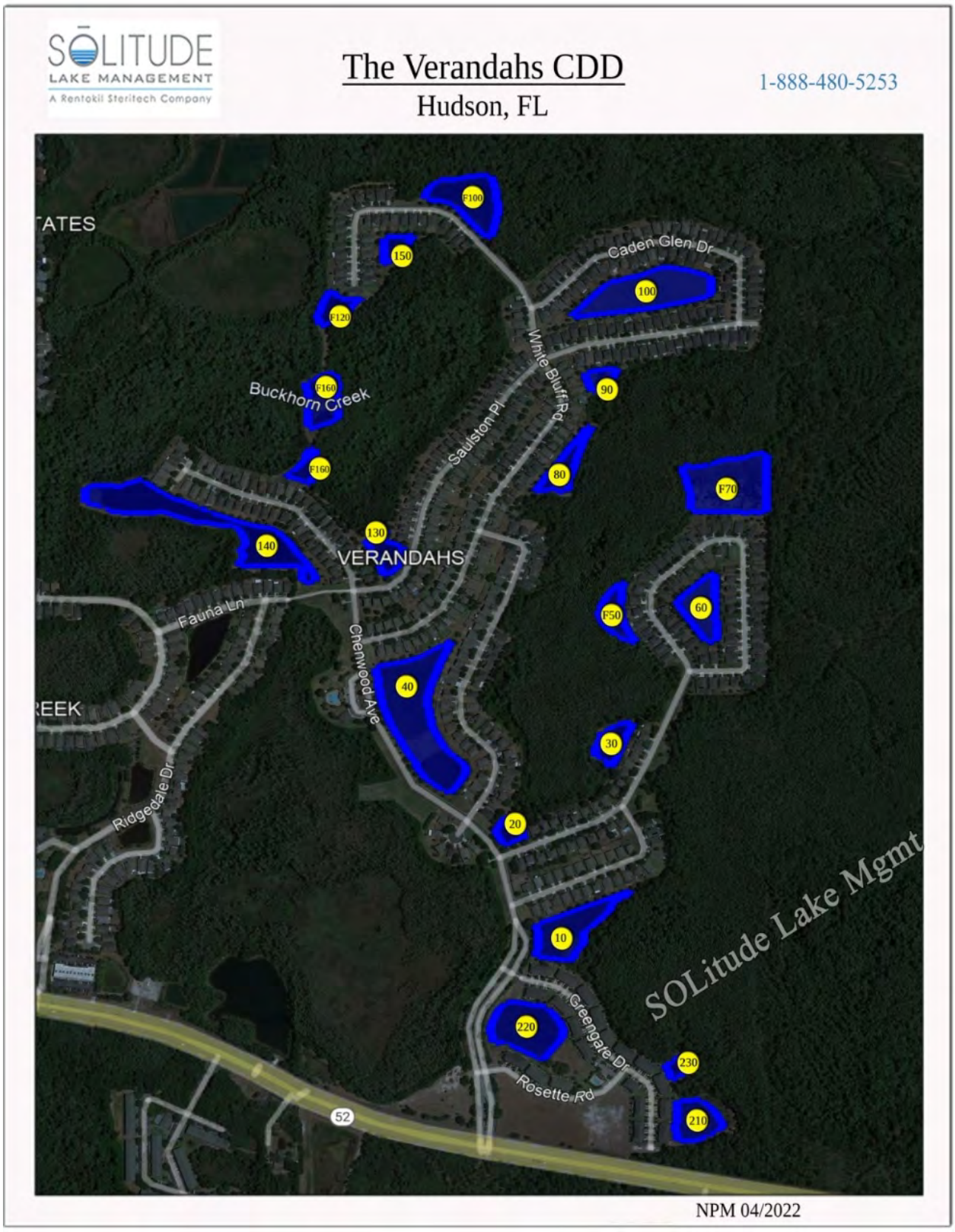
Management Summary

In the month of October, ponds water levels have increased. Algae was noted in a few ponds within report (130-150) and some not in this months report were observed. These sites will be treated and may take up to 14 days for results but will clear. We are still focusing trash during our visits as there were a few corner shorelines that have trash build up. Shorelines are being well maintained throughout the community. Our focus is staying on top of the shoreline growth while the ponds continue to fill with water. Overall there are no major concerns to note and we are keeping structure clear of trash.

As a reminder: No potted plants or potting soils should be disposed of in the ponds as this could cause blockages or algae buildup.

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

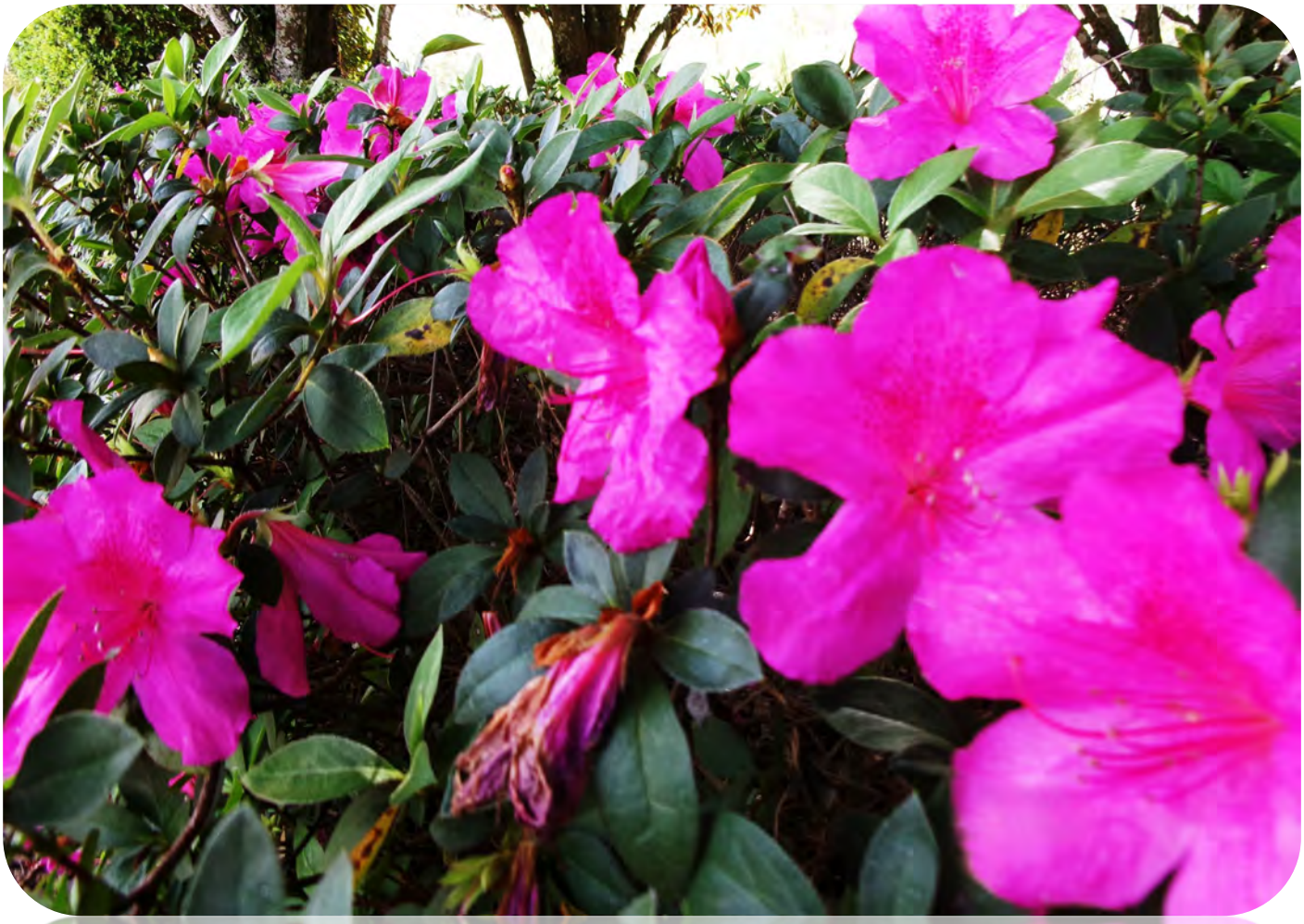
Site	Comments	Target	Action Required
40	Normal growth observed	Shoreline weeds	Routine maintenance next visit
80	Site looks good	Species non-specific	Routine maintenance next visit
100	Site looks good	Species non-specific	Routine maintenance next visit
130	Normal growth observed	Planktonic algae	Routine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


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

Tab 2

THE VERANDAHS

COMMUNITY ASSET MANAGEMENT REPORT



October 9, 2026

Rizzetta & Company

Dylan Campbell – Community Asset Manager

Rizzetta & Company
Professionals in Community Management

Summary, Pond 150, Saulstone Place

General Updates, Recent & Upcoming Maintenance Events

- **St. Augustine Fertilizer Guidelines (November):** St. Augustine turf will receive a complete fertilizer at a rate of 1 lb. of nitrogen per 1,000 SF, with a total of 1,000 lbs. of fertilizer applied, along with a pre-emergent (Pre-M). This application will provide essential nutrients to promote healthy growth, improved color, turf density, and overall vigor, while the pre-emergent will help suppress weed establishment and reduce competition within the turf.

- **Palm Fertilizer Guidelines (November):** Palms will receive an 8-0-12 fertilizer containing 4% magnesium to provide essential nutrients that support healthy frond development, improved coloration, root health, and overall palm vigor. This application will help prevent common nutrient deficiencies, promote consistent growth, and maintain the health and appearance of the palms throughout the community.

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:** The turf surrounding the pond, previously reported as overgrown during the last inspection, has since been mowed and was found to be well maintained. Mowing height appeared consistent throughout the area, restoring a clean, uniform appearance. **(Pic 1>)**



2. **Saulstone Pl:** On the north roadway easement against Pond 130 the previously reported areas of turf decline have not made any noticeable recovery. **(Pics 2A & 2B>)**





White Bluff Road, Chenwood Ave, Amenity Center

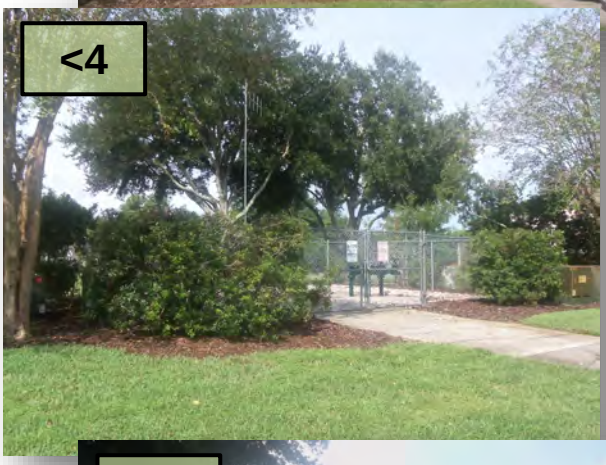
3. **White Bluff Rd(Pump Station):** The privacy hedging surrounding the pump station has grown to be uneven and inconsistent in height and shape. Request additional pruning and detailing to establish a more uniform appearance. **(Pic 3>)**

4. **Chenwood Ave(Pump Station, North):** The previously reported uneven hedging surrounding the pump station has been pruned and detailed, restoring a consistent height and uniform shape throughout the hedging. **(Pic 4>)**

5. **Chenwood Ave(Pump Station, North):** The large turfed area behind the pump station was mowed and healthy, with no observable areas of decline. **(Pic 5>)**

6. **Amenity Center:** The Juniper surrounding the Amenity center and pool entrance has been weeded and the intruding grasses removed. Though minimal isolated volunteer palm saplings were observed within the beds. Request removal of the saplings to limit competition with the established plantings. **(Pics 6A & 6B>)**











Amenity Center

7. **Amenity Center:** Previously reported vining weeds within the pool area hedging have been removed but are already beginning to reestablish. Request continued treatment and removal to limit further growth and prevent recurring intrusion. **(Pic 7)**



8. **Amenity Center:** Significant grass intrusion was observed growing throughout the hedging along the left side of the pool area fencing. Request thorough treatment and removal to prevent further establishment and maintain the health and appearance of the ornamental plantings. **(Pic 8)**



9. **Amenity Center:** The previously reported small area of turf dieback within the landscaped strip separating the roadway from the amenity center parking lot is exhibiting encouraging signs of natural recovery and fill-in. Healthy surrounding turf appears to be gradually spreading into the affected area, improving overall coverage and appearance. **(Pic 9)**



10. **Amenity Center:** Overall, the ornamentals within the landscaped strip separating the roadway from the amenity center parking lot were well detailed and maintained with no observable decline throughout. **(Pic 10)**



Chenwood Ave, Royston Bend, Luftburrow Park

11. **Chenwood Ave:** The previously reported areas of turf dieback across the roadway from the amenity center continue to exhibit varying degrees of recovery. While minor signs of natural fill-in were observed in one affected area, the southernmost patch remains largely unchanged, with no noticeable signs of recovery. **(Pics 11A> & 11B>)**

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

13. **Luftburrow Park:** The multiple areas of previously reported turf dieback throughout the park have largely recovered, though weed intrusion was observed within select recovering areas. Request removal to minimize competition and encourage turf recovery. **(Pics 13A, 13B, & 13C>)**













Chenwood Ave, Luftburrow Ln, Royston Bend

14. **Luftburrow Ln:** Vehicle tire rutting was observed within the large turf area south of Jillian Circle, resulting in localized turf damage and surface depressions. Request appropriate repairs to restore the affected area and support turf recovery. **(Pic 14>)**

15. **Royston Bend:** On the south side of the Luftburrow Park area the turf surrounding the light pole remains sparse with minimal recovery observed. **(Pic 15>)**

16. **Chenwood Ave(Pump Station, South):** The plantings surrounding the pump station were well maintained and properly detailed. A small, isolated area of bare turf was observed within the roadway easement directly in front of the pump station. **(Pics 16A & 16B)**









17. **Chenwood Ave, Entryway:** The three annual beds were found to be well maintained and properly detailed, with the plantings presenting a healthy, colorful, and attractive appearance at the time of inspection. A minimal number of annuals appeared to be missing or previously removed, leaving small gaps within the beds. Minor weed intrusion was also observed, though it did not significantly detract from the overall clean and well-maintained appearance of the landscape beds. **(Pics 17A>, 17B>, & 17C>)**

Chenwood Avenue

18. **Chenwood Avenue:** The newly installed jasmine groundcover within the bullnose landscape bed on the interior side of the entryway gate had considerable weed intrusion throughout the plantings. Request prompt treatment and removal of intrusive weeds to reduce competition for water and nutrients, ensuring the young jasmine has the best opportunity to establish. **(Pic 18>)**









19. **Chenwood Avenue:** The previously reported areas of declining turf along the east side of the roadway, near the northern end of the entryway median within the gated area, are exhibiting encouraging signs of natural recovery. Improved turf coverage and gradual fill-in were observed throughout the affected areas. **(Pics 19A & 19B)**





Chenwood Avenue

20. **Chenwood Avenue:** Several previously reported areas of turf decline outside the entryway gates continue to exhibit limited recovery, with considerable weed intrusion observed throughout portions of the affected turf. Request consistent weed treatment and removal to reduce competition for water, nutrients, and growing space, along with continued monitoring to prevent further deterioration and encourage natural turf recovery and fill-in.
(Pics 20A>, 20B>, & 20C>)





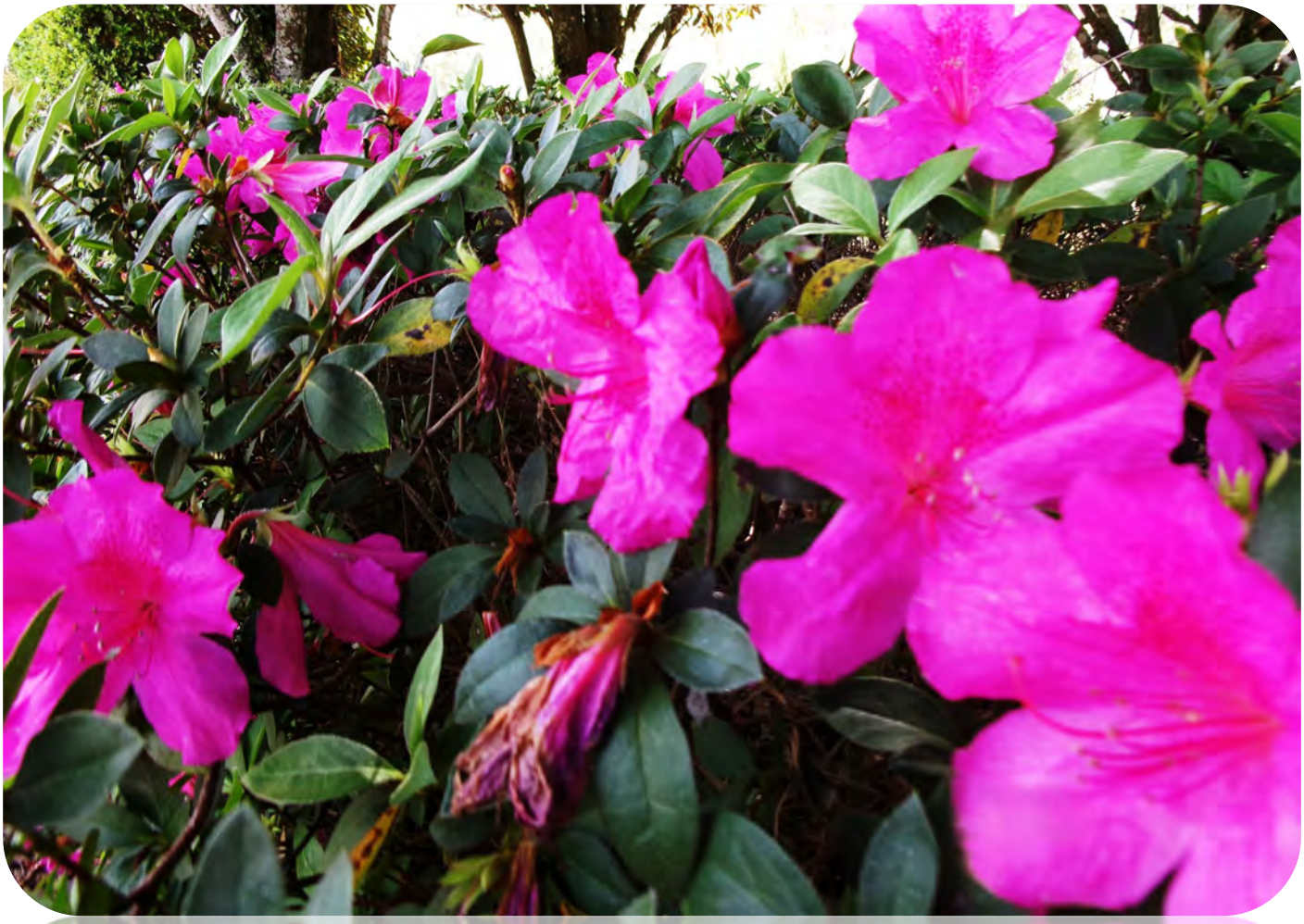


Entryway Overview

Tab 3

THE VERANDAHS

COMMUNITY ASSET MANAGEMENT REPORT



October 9, 2026

Rizzetta & Company

Dylan Campbell – Community Asset Manager

Rizzetta & Company
Professionals in Community Management

Summary, Pond 150, Saulstone Place

General Updates, Recent & Upcoming Maintenance Events

- **St. Augustine Fertilizer Guidelines (November):** St. Augustine turf will receive a complete fertilizer at a rate of 1 lb. of nitrogen per 1,000 SF, with a total of 1,000 lbs. of fertilizer applied, along with a pre-emergent (Pre-M). This application will provide essential nutrients to promote healthy growth, improved color, turf density, and overall vigor, while the pre-emergent will help suppress weed establishment and reduce competition within the turf.

- **Palm Fertilizer Guidelines (November):** Palms will receive an 8-0-12 fertilizer containing 4% magnesium to provide essential nutrients that support healthy frond development, improved coloration, root health, and overall palm vigor. This application will help prevent common nutrient deficiencies, promote consistent growth, and maintain the health and appearance of the palms throughout the community.

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:** The turf surrounding the pond, previously reported as overgrown during the last inspection, has since been mowed and was found to be well maintained. Mowing height appeared consistent throughout the area, restoring a clean, uniform appearance. **(Pic 1>)** **- Acknowledged.**



2. **Saulstone Pl:** On the north roadway easement against Pond 130 the previously reported areas of turf decline have not made any noticeable recovery. **(Pics 2A & 2B>)**
- Milorganite applied.



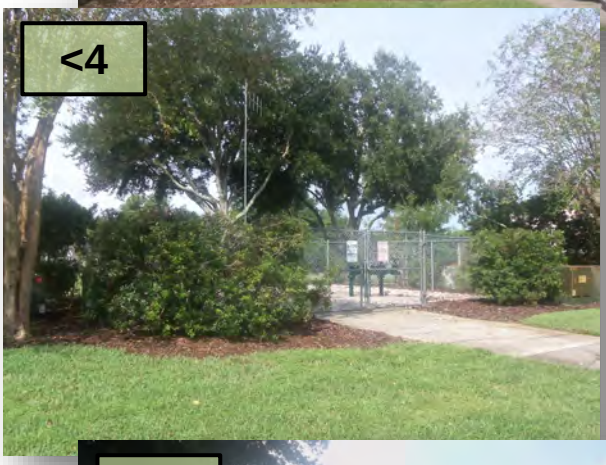


White Bluff Road, Chenwood Ave, Amenity Center

3. **White Bluff Rd(Pump Station):** The privacy hedging surrounding the pump station has grown to be uneven and inconsistent in height and shape. Request additional pruning and detailing to establish a more uniform appearance. **(Pic 3>)** **- Completed.**



4. **Chenwood Ave(Pump Station, North):** The previously reported uneven hedging surrounding the pump station has been pruned and detailed, restoring a consistent height and uniform shape throughout the hedging. **(Pic 4>)** **- Acknowledged.**



5. **Chenwood Ave(Pump Station, North):** The large turfed area behind the pump station was mowed and healthy, with no observable areas of decline. **(Pic 5>)** **- Acknowledged.**



6. **Amenity Center:** The Juniper surrounding the Amenity center and pool entrance has been weeded and the intruding grasses removed. Though minimal isolated volunteer palm saplings were observed within the beds. Request removal of the saplings to limit competition with the established plantings. **(Pics 6A & 6B>)** **- Completed.**





Amenity Center

7. **Amenity Center:** Previously reported vining weeds within the pool area hedging have been removed but are already beginning to reestablish. Request continued treatment and removal to limit further growth and prevent recurring intrusion. **(Pic 7)** **- Completed.**



8. **Amenity Center:** Significant grass intrusion was observed growing throughout the hedging along the left side of the pool area fencing. Request thorough treatment and removal to prevent further establishment and maintain the health and appearance of the ornamental plantings. **(Pic 8)**
- Completed.



9. **Amenity Center:** The previously reported small area of turf dieback within the landscaped strip separating the roadway from the amenity center parking lot is exhibiting encouraging signs of natural recovery and fill-in. Healthy surrounding turf appears to be gradually spreading into the affected area, improving overall coverage and appearance. **(Pic 9)** **- Acknowledged.**



10. **Amenity Center:** Overall, the ornamentals within the landscaped strip separating the roadway from the amenity center parking lot were well detailed and maintained with no observable decline throughout. **(Pic 10)**
- Acknowledged.



Chenwood Ave, Royston Bend, Luftburrow Park

11. **Chenwood Ave:** The previously reported areas of turf dieback across the roadway from the amenity center continue to exhibit varying degrees of recovery. While minor signs of natural fill-in were observed in one affected area, the southernmost patch remains largely unchanged, with no noticeable signs of recovery. **(Pics 11A> & 11B>)**
    - Milorganite applied and IPM completed.
12. **Royston Bend:** The CDD-owned area along the south edge of the roadway at the intersection with Chenwood Avenue continues to improve and recover. Request continued monitoring and weed treatment in this area to encourage natural recovery. **(Pic 12>)**
    - Milorganite applied and IPM completed.
13. **Luftburrow Park:** The multiple areas of previously reported turf dieback throughout the park have largely recovered, though weed intrusion was observed within select recovering areas. Request removal to minimize competition and encourage turf recovery. **(Pics 13A, 13B, & 13C>)**













13 - Milorganite applied and IPM completed.

Chenwood Ave, Luftburrow Ln, Royston Bend

14. **Luftburrow Ln:** Vehicle tire rutting was observed within the large turf area south of Jillian Circle, resulting in localized turf damage and surface depressions. Request appropriate repairs to restore the affected area and support turf recovery. **(Pic 14>)**
    - **Will be completed by next inspection.**
15. **Royston Bend:** On the south side of the Luftburrow Park area the turf surrounding the light pole remains sparse with minimal recovery observed. **(Pic 15>)**
    - **Milorganite applied and IPM completed.**
16. **Chenwood Ave(Pump Station, South):** The plantings surrounding the pump station were well maintained and properly detailed. A small, isolated area of bare turf was observed within the roadway easement directly in front of the pump station. **(Pics 16A & 16B)**
    - **Milorganite applied and IPM completed.**









17. **Chenwood Ave, Entryway:** The three annual beds were found to be well maintained and properly detailed, with the plantings presenting a healthy, colorful, and attractive appearance at the time of inspection. A minimal number of annuals appeared to be missing or previously removed, leaving small gaps within the beds. Minor weed intrusion was also observed, though it did not significantly detract from the overall clean and well-maintained appearance of the landscape beds. **(Pics 17A>, 17B>, & 17C>)**
    - **Acknowedged.**

Chenwood Avenue

18. **Chenwood Avenue:** The newly installed jasmine groundcover within the bullnose landscape bed on the interior side of the entryway gate had considerable weed intrusion throughout the plantings. Request prompt treatment and removal of intrusive weeds to reduce competition for water and nutrients, ensuring the young jasmine has the best opportunity to establish. **(Pic 18>)**

- Completed.









19. **Chenwood Avenue:** The previously reported areas of declining turf along the east side of the roadway, near the northern end of the entryway median within the gated area, are exhibiting encouraging signs of natural recovery. Improved turf coverage and gradual fill-in were observed throughout the affected areas. **(Pics 19A & 19B)**





19 - Milorganite applied and IPM completed.

Chenwood Avenue

20. **Chenwood Avenue:** Several previously reported areas of turf decline outside the entryway gates continue to exhibit limited recovery, with considerable weed intrusion observed throughout portions of the affected turf. Request consistent weed treatment and removal to reduce competition for water, nutrients, and growing space, along with continued monitoring to prevent further deterioration and encourage natural turf recovery and fill-in.
(Pics 20A>, 20B>, & 20C>)

- Milorganite applied and IPM completed.







Entryway Overview

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: October 2026

Prepared by High Trim LLC

Executive Summary

High Trim LLC completed scheduled monthly conservation maintenance within the designated October 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.

October 2026 Service Area

The brown highlighted section labeled October, near Luffburrow Lane and Royston Bend, identifies the conservation maintenance area completed during October 2026.



October Before & After Photo Documentation

The following photographs are grouped into two Before & After locations documenting conservation cutback and vegetation management completed during the October 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.

Monthly Findings

October 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.

October Maintenance Area Summary

The October maintenance area, highlighted in brown on the community map, encompasses a smaller section than previous monthly service areas due to heavier vegetation growth and more extensive cutback required. This section demanded additional labor and attention to address vegetation encroachment, restore clearance along the conservation boundary, and maintain separation between the natural preserve and residential properties. Although the area covered was smaller, the work was more labor-intensive to achieve the established maintenance standards.

Certification of Completion

High Trim LLC certifies that the October 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

The Verandahs
COMMUNITY DEVELOPMENT DISTRICT

Operations Report – October 2026

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

Clubhouse Operations/Maintenance Updates

- Ongoing Disinfectant cleaning of Gym

Vendor Services Performed and/or Site Visits

- Cleaning Service every Monday

Facility Usage:

- 10/1/2026: Men's Bible Study
- 10/6/2026: Verandah's Board meeting
- 10/7/2026: Verandah's Townhouse Board Meeting
- 10/8/2026: Men's Bible Study
- 10/15/2026: men's Bible Study
- 10/19/2026: CCR Meeting
- 10/20/2026: ACC Meeting
- 10/27/2026: Verandah's HOA Meeting
- 10/29/2026 Men's Bible Study

- **Resident Payment Log:**
- Clubhouse Key Card: Nate Miller $30.00
- Clubhouse Key Card: Ricardo Lopez $30.00

Debit Card Reimbursement

- Amazon: $14.99 Monthly Subscription
- Square Terminal: $319.93
- Zogics: $127.95 Gym Wipes)
- Amazon: $146.28
- Total: $609.15

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

Tab 6

redtree
Landscape Systems

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

INSTALL A MASTER VALVE-PUMP #2

IRRIGATION PROPOSAL
FOR
THE VERANDAHS

Attention: Sean Craft, District Manager

October 7, 2026

Scope of Work

RedTree recommends installing a master valve at Pump #2, 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

Sean Craft _____ _____10_/__7_____/_2026_____

Authorized Signature to Proceed **Date of Authorization**

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

Tab 7

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

Present and Constituting a Quorum:

Stanley Haupt	**Board Supervisor, Chair**
Thomas May	**Board Supervisor, Vice Chair**
Brenton Basinger	**Board Supervisor, Assistant Secretary**
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**
Emalina Robinson	**Representative, Solitude Aquatics**
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

DRAFT

A. Solitude

The Board reviewed the aquatic report. Ms. Robinson stated that discarded house plants have been discovered at ponds #40 and #60, and the Solitude crew were able to remove the house plant at pond #40. The Board stated that they would follow-up with a reminder to residents not to engage in such activity.

B. Landscape Inspection Specialist

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

C. Red Tree

i. Review of Landscaper Comments

The Board reviewed the report.

ii. Review of Irrigation Report

The Board reviewed the report and reminded Red Tree not to water the front zones of the community from sunset to sunrise beginning in November to accommodate the holiday lights.

D. Review of the Hi Trim Report

The Board reviewed the report.

E. District Counsel

No report.

F. District Engineer

No Report.

G. Clubhouse Manager

i. Review of Clubhouse Manager's Report

Ms. Thomson reviewed her report with the Board and the Board authorized her to proceed with the purchase of a square terminal in the amount of $299 plus transaction fees.

On a motion by Mr. Basinger, and seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the purchase of a square terminal in the amount of $299 plus transaction fees for the Clubhouse, for The Verandahs Community Development District.

H. District Manager

Mr. Craft reviewed the District Manager's report and informed the Board that the next meeting is scheduled for Tuesday, November 3, 2026, at 6:30 pm at The Verandahs Clubhouse, located at 12375 Chenwood Ave, Hudson, FL 34669.

DRAFT

Mr. Craft presented the 3rd Quarter Website Compliance Audit Report to the Board stating that there were no negative findings.

FOURTH ORDER OF BUSINESS **Ratification of Egis Insurance Proposal for FY 2026-2027**

> On a motion by Mr. May, and seconded by Mr. Haupt, with all in favor, the Board of Supervisors ratified the Egis Insurance Proposal for FY 2026-2027 in the amount of $12,936 to cover property, general liability and public officials liability, for The Verandahs Community Development District.

FIFTH ORDER OF BUSINESS **Ratification of Proposal for Irrigation Master Valve**

> On a motion by Mr. May, and seconded by Mr. Haupt, with all in favor, the Board of Supervisors ratified the proposal from RedTree in the amount of $959.00 for the replacement of the master valve, for The Verandahs Community Development District.

Additionally, the Board requested a proposal for a drop pipe and cable for the upper well, setting a not to exceed amount of $1,200 and authorizing the Chairman to sign outside of a meeting.

> On a motion by Mr. Basinger, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors approved for a drop pipe and cable for the upper well as stated above, for The Verandahs Community Development District.

SIXTH ORDER OF BUSINESS **Consideration of Minutes of Board of Supervisors' Regular Meeting held on September 1, 2026**

> On a motion by Mr. Haupt, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on September 1, 2026, as presented, for The Verandahs Community Development District.

SEVENTH ORDER OF BUSINESS **Consideration of Operation and Maintenance Expenditures for August 2026**

DRAFT

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 August 2026, totaling $41,787.19, as presented, for The Verandahs Community Development District.

EIGHTH ORDER OF BUSINESS **Supervisor Requests**

There were no supervisor requests.

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 Mr. May, and seconded by Ms. Mayle, with all in favor, the Board of Supervisors adjourned the meeting at 7:06 p.m., for The Verandahs Community Development District.

_____ _____

Secretary/Assistant Secretary Chair/Vice Chair

DRAFT

Tab 8

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
September 2026
For Board Approval

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

The total items being presented: **$57,058.18**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brenton A. Basinger	300529	BB090126-266	Board of Supervisors Meeting 09/01/26	$ 200.00
Delilah Johnson	300536	266-DJ090826	Deposit Reimbursement 09/26	$ 250.00
Dewberry Engineers, Inc.	300528	22499082	Engineering Services 07/26	$ 909.50
Digital South Communications, Inc.	300541	593529046	Phone Services 09/26	$ 41.87
Egis Insurance Advisors, LLC	300543	33758	Insurance Policy 10/01/26-10/01/27	$ 12,936.00
Florida Department of Revenue	300535	6180183992632-090426	Sales & Use Tax 05/26	$ 50.00
Frontier Communications of FL	20260921-01	72785677730731195-082526	Internet Services 09/26	$ 186.99
High Trim, LLC	300534	7106A	Tree Services 06/26	$ 600.00
High Trim, LLC	300534	7184	Tree Services 08/26	$ 2,370.00
High Trim, LLC	300534	7239	Tree Services 09/26	$ 2,370.00
High Trim, LLC	300546	7267	Tree Services 09/26	$ 225.00
Pasco County Utilities	20260902-01	24909172	Water Services 07/26	$ 75.80

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
RedTree Landscape Systems, LLC	300539	35728	Irrigation Repair 09/26	$ 702.00
RedTree Landscape Systems, LLC	300539	35786	Irrigation Repair 09/26	$ 2,733.05
RedTree Landscape Systems, LLC	300539	35787	Irrigation Repair 09/26	$ 259.02
RedTree Landscape Systems, LLC	300539	35788	Irrigation Repair 09/26	$ 1,018.40
RedTree Landscape Systems, LLC	300544	35954	Irrigation Repair 09/26	$ 959.00
RedTree Landscape Systems, LLC	300547	35964	Landscape Annuals 06/26	$ 1,512.50
RedTree Landscape Systems, LLC	300548	35978	Irrigation Maintenance & Repair 09/26	$ 606.75
RedTree Landscape Systems, LLC	300548	35979	Irrigation Maintenance & Repair 09/26	$ 213.92
RedTree Landscape Systems, LLC	300549	36028	Irrigation Maintenance & Repair 09/26	$ 150.00
RedTree Landscape Systems, LLC	300549	36029	Irrigation Maintenance & Repair 09/26	$ 579.52
Rizzetta & Company, Inc.	300527	INV0000112119	Accounting Services 09/26	$ 5,246.83
Rizzetta & Company, Inc.	300537	INV0000112322	Cell Phone 08/26	$ 50.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300538	INV0000112347	Amenity Management & Oversight 09/26	$ 2,527.51
Rizzetta & Company, Inc.	300553	INV0000112794	Personnel Reimbursement 09/26	$ 1,512.84
Sarah Nesheiwat	300530	SN090126-266	Board of Supervisors Meeting 09/01/26	$ 200.00
Solitude Lake Management, LLC	300552	PSI302163	Stormwater Maintenance 09/26	$ 1,380.00
Solitude Lake Management, LLC	300526	WO-01038692	Pond Maintenance 08/26	$ 4,037.50
Stanley Haupt	300531	SH090126-266	Board of Supervisors Meeting 09/01/26	$ 200.00
Straley Robin Vericker	300550	29057	Legal Services 08/26	$ 1,281.00
Suncoast Rust Control, Inc.	300540	09108	Rust Control 02/26	$ 1,250.00
Suncoast Rust Control, Inc.	300540	09255	Rust Control 03/26	$ 1,250.00
Suncoast Rust Control, Inc.	300540	09327	Rust Control 04/26	$ 1,250.00
Suncoast Rust Control, Inc.	300540	09444	Rust Control 05/26	$ 1,250.00
Suncoast Rust Control, Inc.	300551	09776	Rust Control 08/26	$ 1,250.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Suncoast Sparkling Cleaning Service, Inc	300545	521	Janitorial Services 08/26	$ 375.00
The Observer Group, Inc.	300542	26-02283P	Legal Advertising 09/26	$ 85.31
Thomas M. May	300532	TMay090126-266	Board of Supervisors Meeting 09/01/26	$ 200.00
Tracy E. Mayle	300533	TM090126-266	Board of Supervisors Meeting 09/01/26	$ 200.00
Valley National Bank	20260928-01	CC083126-266	Credit Card Expenses 08/26	$ 305.95
Waste Management Inc. of Florida	20260901-01	1231573-1568-0	Waste Disposal Services 09/26	$ 64.22
Withlacoochee River Electric Cooperative, Inc.	20260904-01	1573431-082026	Electric Services 08/26	$ 524.95
Withlacoochee River Electric Cooperative, Inc.	20260904-01	1573432-082026	Electric Services 08/26	$ 3,338.77
Withlacoochee River Electric Cooperative, Inc.	20260904-01	1573433-082026	Electric Services 08/26	$ 41.75
Withlacoochee River Electric Cooperative, Inc.	20260904-01	2026777-082026	Electric Services 08/26	$ 44.72
Withlacoochee River Electric Cooperative, Inc.	20260904-01	2095489-082026	Electric Services 08/26	$ 242.51
Totals				**$ 57,058.18**

The Verandahs CDD

Meeting Date: September 1, 2026

SUPERVISOR PAY REQUEST

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

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:31
Meeting End Time:	7:15
Total Meeting Time:	:44

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: _____

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: 8/29/26 Refund Date 9/8/26

Payable To: Delilah Johnsan

Reason: Clubhouse Rental Deposit Refund

Requestor: Frances Thomson (Clubhouse Manager)

Directions for Check:

Delilah Johnsan
12642 Saulsian PL
Hudson, Fla 34669

Invoice

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

Dewberry

VERANDAHS CDD
5844 OLD PASCO ROAD
WESLEY CHAPEL, FL 33544

August 13, 2026
Project No: 50190473.000
Invoice No: 22499082
Due Date: September 12, 2026
Project Manager Scott Ethier

Project 50190473.000 Verandahs CDD FY26 Gen Engineering

Professional Services from June 27, 2026 to July 31, 2026

Phase 0001 1. General Engineering

Professional Personnel

	Hours	Rate	Amount	
ENGINEER VII	2.00	270.00	540.00	
ENGINEER II	1.30	140.00	182.00	
ADMIN PROFESSIONAL III	1.50	125.00	187.50	
Totals	4.80		909.50	
Total Labor				**909.50**
		Total this Phase		**909.50**

Billings to Date

	Current	Prior	Total
Labor	909.50	12,726.00	13,635.50
Expense	0.00	342.79	342.79
Totals	**909.50**	**13,068.79**	**13,978.29**

Total Invoice Amount Due **909.50**

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

Billing Backup

Tuesday, August 11, 2026

002 - Dewberry Engineers Inc. Invoice 22499082 Dated 08/13/2026 1:34:31 PM

Project 50190473.000 Verandahs CDD FY26 Gen Engineering

Phase 0001 1. General Engineering

Professional Personnel

		Hours	Rate	Amount	
ENGINEER VII					
Ethier, Scott	07/07/2026	2.00	270.00	540.00	
Board meeting, TH Pond 230.					
ENGINEER II					
Gerstenfeld, Elana	07/28/2026	.50	140.00	70.00	
Annual stormwater inspection recommended maintenance tasks to prioritize					
Gerstenfeld, Elana	07/30/2026	.80	140.00	112.00	
Annual stormwater inspection recommended maintenance tasks to prioritize					
ADMIN PROFESSIONAL III					
Powell, Aimee	06/29/2026	.50	125.00	62.50	
Annual Report Letter					
Powell, Aimee	06/30/2026	1.00	125.00	125.00	
Annual Stormwater Inspection Report					
Totals		4.80		909.50	
Total Labor					**909.50**
			Total this Phase		**909.50**
			Total this Project		**909.50**
			Total this Report		**909.50**

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

DIGITAL SOUTH COMMUNICATIONS, INC.
1150 Kapp Drive
Clearwater, FL 33765
+17274412700
accounting@digitalsouth.com
www.digitalsouth.com

Invoice

BILL TO	SHIP TO
AvidXchange Accounts Payable The Verandahs Community Development Group 5844 Old Pasco Road Suite 100 Wesley Chapel, FL 33544-4025 United States	12375 Chenwood Ave Hudson, Florida 34669 United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
593529046	09/01/2026	$41.87	09/22/2026	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

View and pay

SUBTOTAL	41.87
TAX	0.00
TOTAL	41.87
BALANCE DUE	**$41.87**

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.

INVOICE

Customer	The Verandahs Community Development District
Acct #	167
Date	09/04/2026
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	$ 12,936.00
Payment Amount	
Payment for:	Invoice#33758
100126104	

The Verandahs Community Development District
c/o Rizzetta Management Services
3434 Colwell Ave., Ste 200
Tampa, FL 33614

Thank You

Please detach and return with payment

Customer: The Verandahs Community Development District

Invoice	Effective	Transaction	Description	Amount
33758	10/01/2026	Renew policy	Policy #100126104 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/4/2026	12,936.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
$ 12,936.00

Thank You

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939
accounting@egisadvisors.com

Date
09/04/2026

00087 44

FLORIDA

Florida Department of Revenue
Notice of Final Assessment

09/08/2026

DR-307004
R. 08/17

SEP - 4 2026

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

Tax: Sales and Use Tax
Business Partner # : 2375781
Contract Object # : 18399263
Certificate # : 61-8018399263-2

Location Address:
VERANDAHS COMMUNITY DEVELOPMENT DISTRI
12375 CHENWOOD AVE
HUDSON FL 34669

We are assessing you for your unresolved tax liability. **You must immediately pay the amount due and file any delinquent tax returns.** Enclosed is a detailed list of the amount(s) included in this Notice of Final Assessment.

Failure to resolve this immediately may result in one or more additional collection activities, such as:

- Charging you a 10% collection processing fee or $10, whichever is greater.
- Referring your account to a collection agency.
- Filing a tax warrant against you with the Florida Secretary of State and the Clerk of the Circuit Court in counties where you have assets.
- Initiating action to revoke your sales and use tax certificate, which eliminates your ability to make sales and tax exempt purchases.

The quickest way to file and pay your delinquent returns is online at:

floridarevenue.com

Direct any questions or correspondence to:

CONSOLIDATED SALES TAX SERVICE CENTER
PO BOX 8045
TALLAHASSEE FL 32314-8045
850-717-6999

Your protest rights are on the reverse side. Note the critical deadlines for each appeal option.

00088

FLORIDA DEPARTMENT OF REVENUE

Notice of Final Assessment
List of Amount(s) Due

09/08/2026

DR-307004
R. 08/17

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

Tax : Sales and Use Tax
Business Partner # : 2375781
Contract Object # : 18399263
Certificate # : 61-8018399263-2

Location Address:

VERANDAHS COMMUNITY DEVELOPMENT DISTRICT
12375 CHENWOOD AVE
HUDSON FL 34669

The following list may include two types of outstanding liabilities where:

1. **You did not file a tax return**. In this case, the Department may have estimated the amount due, noted as "estimated delinquency," or simply noted that you did not file a return. In either case, you must use your records to calculate the amount of tax, penalty and interest due for each delinquent period and complete and mail the applicable tax returns with your payment.
2. **You filed a tax return**, but you owe an extra amount.

Florida law allows this assessment to be based on estimates and does not preclude future assessments if additional liabilities are discovered. A tax warrant that includes periods for which you have not filed your tax return, will be filed and will include estimates for tax, penalty, interest, and fees due.

Reporting Period	Tax Due	Penalty Due	Interest Due	Fees Due	TOTAL DUE
05/2026 Estimated Delinquency	$50.00	$0.00	$0.00	$0.00	$50.00
TOTALS:	$50.00	$0.00	$0.00	$0.00	$50.00

THE VERANDAHS COMMUNITY DEVELO

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

Billing Date:
Aug 25, 2026

Billing Period:
Aug 25 - Sep 24, 2026

Hi THE VERANDAHS COMMUNITY DEVELO,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
$186.99
Auto Pay is scheduled
Sep 18

Bill history

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

Service summary

	Previous month	Current month
Internet	$181.99	↑$186.99
Total services	**$181.99**	**$186.99**
Total balance		**$186.99**

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

Earn more. Get started with a business referral and earn up to $325 per referral. Learn more: https://www.businessreferralrewards.com

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

6790 0107 DY RP 25 08262026 NNNNNN 01 999744

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

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

23500972785677730731190000000000000186995

THE VERANDAHS COMMUNITY DEVELO

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

Billing Date:
Aug 25, 2026

Billing Period:
Aug 25 - Sep 24, 2026

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

Internet

Monthly Charges

08.25-09.24	Business Fiber Internet 500	$74.99
	1 Usable Static IP Address	$30.00
	Auto Pay Discount	-$5.00
	Wi-Fi Secure LT-VB	$87.00
Internet Total		**$186.99**

Total current month charges **$186.99**

NOTICE OF RATE INCREASE...

Effective with this bill, your Static IP product has increased by $5.00 per month, per line. Questions? Please contact customer service.

NOTICE OF RATE INCREASE...

Effective with your next bill, your Frontier Wi-Fi Secure LT service will increase to $90.00 per month, per line. Questions? Please contact customer service.

BUSINESS
FIBER 5 GIG
INTERNET

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

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

INVOICE #7106A

ISSUED:
06/22/2026

DUE:
06/22/2026

RECIPIENT:

The Verandahs CDD, c/o Rizzetta & Company

3434 Colwell Ave. Suite 200
Tampa, FL 33614

SERVICE ADDRESS:

12449 Chenwood Avenue
Hudson, Florida 34669

SENDER:

High Trim LLC

15036 U.S. 19
Hudson, Florida 34667

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

PAST DUE

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
06/18/2026				
Crepe Myrtle Trimming	Trimming on the crepe myrtles that surround the 4 light poles in the median on the main Blvd before the gate entrance Each light pole will be trimmed on both sides (entrance side and exit side)	1	$0.00	$0.00
Crepe Myrtle Trimming	Trim crepe myrtle limbs encroaching on light poles as shown in the photos The accompanying photo reflects our recommended pruning approach and the general appearance we aim to achieve. Actual pruning may vary between trees based on species, condition, structure, and site-specific factors. Final pruning decisions will be made by the arborist on-site to ensure proper tree health, safety, and aesthetics.	4	$175.00	$700.00
Disposal fee		1	$125.00	$125.00

INVOICE #7106A

ISSUED:
06/22/2026

DUE:
06/22/2026

Total $**825.00**

Pay Now

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

PAST DUE

INVOICE #7184

ISSUED:
08/03/2026

DUE:
08/03/2026

RECIPIENT:

The Verandahs CDD, c/o Rizzetta & Company

3434 Colwell Ave. Suite 200
Tampa, FL 33614

SERVICE ADDRESS:

12449 Chenwood Avenue
Hudson, Florida 34669

SENDER:

High Trim LLC

15036 U.S. 19
Hudson, Florida 34667

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

PAST DUE

For Services Rendered

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

INVOICE #7184

ISSUED:
08/03/2026

DUE:
08/03/2026

Total	**$2,370.00**

Pay Now

* Non-taxable

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

PAST DUE

INVOICE #7239

ISSUED:
09/01/2026

DUE:
09/01/2026

RECIPIENT:

The Verandahs CDD, c/o Rizzetta & Company

3434 Colwell Ave. Suite 200
Tampa, FL 33614

SERVICE ADDRESS:

12449 Chenwood Avenue
Hudson, Florida 34669

SENDER:

High Trim LLC

15036 U.S. 19
Hudson, Florida 34667

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

For Services Rendered

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



INVOICE #7239

ISSUED:
09/01/2026

DUE:
09/01/2026

Total	$**2,370.00**

Pay Now

* Non-taxable

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

INVOICE #7267

ISSUED:
09/21/2026

DUE:
09/21/2026

RECIPIENT:

The Verandahs CDD, c/o Rizzetta & Company

3434 Colwell Ave. Suite 200
Tampa, FL 33614

SERVICE ADDRESS:

11922 Greengate Drive
Hudson, Florida 34669

SENDER:

High Trim LLC

15036 U.S. 19
Hudson, Florida 34667

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

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
09/17/2026				
Tree Removal	Haul away fallen pine tree behind 11922	1	$225.00	$225.00*

Total **$225.00**

* Non-taxable

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

Pay Now

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: 24909172
Billing Date: 7/27/2026
Billing Period: 5/19/2026 to 6/18/2026

Account #	Customer #
1004775	01380112

Please use the 15-digit number below when making a payment through your bank

100477501380112

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	18021429	5/19/2026	26	6/18/2026	26	30	0

Usage History

	Water
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
July 2025	1

Transactions

Previous Bill	339.92
Bill Cancelation	-339.92 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	**8/13/2026**

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

The Total Due will be electronically transferred on 08/13/2026.

VERANDAHS CDD
PO BOX 32414
Charlotte NC 28232

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

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

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

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

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

Invoice details
Invoice no.: 35728
Terms: Due on receipt
Invoice date: 09/08/2026
Due date: 09/08/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Bill Upon Completion**	Repair irrigation line break: 3" couplings	2	$9.25	$18.50
2.		**Irrigation Bill Upon Completion**	45" 90	1	$1.50	$1.50
3.		**Irrigation Bill Upon Completion**	3" slip fix	1	$82.00	$82.00
4.		**Irrigation Bill Upon Completion**	Technician Labor Hours	8	$75.00	$600.00

Total **$702.00**

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.: 35786
Terms: Due on receipt
Invoice date: 09/09/2026
Due date: 09/09/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Bill Upon Completion**	Irrigation Bill Upon Completion 8.17.26 Rosetta Repaired a main line break located on both sides of Rosetta in zone 2.	1	$0.00	$0.00
2.		**Sales**	2" slip fix	1	$85.75	$85.75
3.		**Sales**	2" coupling	2	$2.65	$5.30
4.		**Sales**	3" MJ	1	$465.50	$465.50
5.		**Sales**	3" MJ Gasket Bolt kit	1	$268.25	$268.25
6.		**Sales**	4-1 ratchet wrench	1	$250.50	$250.50
7.		**Sales**	3" Mega restraint for PVC	1	$457.75	$457.75
8.		**Sales**	labor-technician	16	$75.00	$1,200.00

Total **$2,733.05**

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.: 35787
Terms: Due on receipt
Invoice date: 09/09/2026
Due date: 09/09/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Bill Upon Completion**	Irrigation Bill Upon Completion 8.31.26 Clubhouse: Rep[airs made to zone 1,2,4 & 5.	1	$0.00	$0.00
2.		**Sales**	6" spray head	1	$23.00	$23.00
3.		**Sales**	nozzle	4	$2.88	$11.52
4.		**Sales**	rotor	3	$45.00	$135.00
5.		**Sales**	1/2" coupling	1	$0.65	$0.65
6.		**Sales**	1/2" -female 90	4	$1.15	$4.60
7.		**Sales**	1/2" flex pipe	5	$1.50	$7.50
8.		**Sales**	1/2" poly	5	$0.35	$1.75
9.		**Sales**	raise spray head (NO CHARGE)	2	$0.00	$0.00
10.		**Sales**	labor-technician	1	$75.00	$75.00

Total **$259.02**

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.: 35788
Terms: Due on receipt
Invoice date: 09/09/2026
Due date: 09/09/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Bill Upon Completion**	Irrigation Bill Upon Completion 8.31.26 Clock 1 Repaired a main line break under trees.	1	$0.00	$0.00
2.		**Sales**	DBRY	4	$5.00	$20.00
3.		**Sales**	wire nuts	4	$2.00	$8.00
4.		**Sales**	2" male	3	$2.85	$8.55
5.		**Sales**	2" tee	1	$5.35	$5.35
6.		**Sales**	2" 90	1	$4.50	$4.50
7.		**Sales**	2" rain bird scrubber Valve	1	$360.50	$360.50
8.		**Sales**	2" sch 40 PVC Pipe	5	$1.75	$8.75
9.		**Sales**	2" coupling	1	$2.75	$2.75
10.		**Sales**	labor-technician	8	$75.00	$600.00

Total **$1,018.40**

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.: 35954
Terms: Due on receipt
Invoice date: 09/18/2026
Due date: 09/18/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Bill Upon Completion**	INSTALLATION MASTER VALVE - PUMP # 1 FROM APPROVED PROPOSAL: 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	1	$959.00	$959.00

- (20 ft) 18-Gauge 2-Wire
- (2) Wire Nuts
- Miscellaneous Parts, Fittings, and Supplies
- Labor

Total	**$959.00**

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.: 35964
Terms: Net 45
Invoice date: 06/25/2026
Due date: 08/09/2026

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

Total **$1,512.50**

Overdue 08/09/2026

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.: 35978
Terms: Due on receipt
Invoice date: 09/23/2026
Due date: 09/23/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation Bill Upon Completion 9/14/26 Clock 1 Repaired Mainline Leak			
2.		**Irrigation Bill Upon Completion**	3" Slip Fix	1	$82.00	$82.00
3.		**Irrigation Bill Upon Completion**	3" coupling	2	$9.50	$19.00
4.		**Irrigation Bill Upon Completion**	1 1/4" Slip fix	1	$32.50	$32.50
5.		**Irrigation Bill Upon Completion**	1 1/4" Couplings	2	$2.00	$4.00
6.		**Irrigation Bill Upon Completion**	1 1/4" sch 40 PVC pipe	4	$1.50	$6.00
7.		**Irrigation Bill Upon Completion**	1" - 1/2" Tee	1	$3.00	$3.00
8.		**Irrigation Bill Upon Completion**	1" coupling	2	$1.50	$3.00
9.		**Irrigation Bill Upon Completion**	1" sch 40 pvc pipe	4	$1.00	$4.00
10.		**Irrigation Bill Upon Completion**	3" sch 40 pvc pipe	1	$3.25	$3.25
11.		**Irrigation Bill Upon Completion**	Technician Labor Hour	6	$75.00	$450.00

Total **$606.75**

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.: 35979
Terms: Due on receipt
Invoice date: 09/23/2026
Due date: 09/23/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation Bill Upon Completion 9/14/26 Clubhouse Clock Zones 8,9,10,15,20			
2.		**Irrigation Bill Upon Completion**	6" Spray head	1	$23.00	$23.00
3.		**Irrigation Bill Upon Completion**	Nozzle	9	$2.88	$25.92
4.		**Irrigation Bill Upon Completion**	Rotor	2	$45.00	$90.00
5.		**Irrigation Bill Upon Completion**	Technician Labor Hour	1	$75.00	$75.00

Total **$213.92**

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.: 36028
Terms: Due on receipt
Invoice date: 09/24/2026
Due date: 09/24/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation Bill Upon Completion 9/9/26 Found a leak in Pump 1			
2.		**Irrigation Bill Upon Completion**	Technician Labor Hour	2	$75.00	$150.00

Total **$150.00**

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.: 36029
Terms: Due on receipt
Invoice date: 09/24/2026
Due date: 09/24/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation Bill Upon Completion 9/8/26 Repairs at Clock 1 in Zones 3,7-14,16,21			
2.		**Irrigation Bill Upon Completion**	6" Spray Head	2	$23.00	$46.00
3.		**Irrigation Bill Upon Completion**	Nozzle	29	$2.88	$83.52
4.		**Irrigation Bill Upon Completion**	Rotor	5	$45.00	$225.00
5.		**Irrigation Bill Upon Completion**	Technician Labor Hour	3	$75.00	$225.00

Total **$579.52**

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

Invoice

Date	Invoice #
9/2/2026	INV0000112119

Bill To:

VERANDAHS CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

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

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

Subtotal	$5,246.83
Total	$5,246.83

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

Invoice

Date	Invoice #
9/1/2026	INV0000112322

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

Description	Qty	Rate	Amount
Cell Phone	50.00	$1.00	$50.00

Subtotal	$50.00
Total	$50.00

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

Invoice

Date	Invoice #
9/11/2026	INV0000112347

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	$1,020.83	$1,020.83
Personnel Reimbursement	1.00	$1,506.68	$1,506.68

Subtotal	$2,527.51
Total	$2,527.51

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

Invoice

Date	Invoice #
9/25/2026	INV0000112794

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$1,512.84	$1,512.84

Subtotal	$1,512.84
Total	$1,512.84

SOLITUDE
LAKE MANAGEMENT

INVOICE

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

Invoice Number: PSI302163
Invoice Date: 9/2/2026

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 9/2/2026
Due Date 10/2/2026
Terms Net 30

Customer ID 13825
P.O. Number
P.O. Date 9/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance September Billing 9/1/2026 - 9/30/2026 The Verandahs CDD - LAKE ALL		1	1	1,380.00	1,380.00

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

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

SOLITUDE
LAKE MANAGEMENT

Toll Free: (888)480-5253 • Fax: (888)358-0088

SERVICE DEPOSIT REQUEST

Invoice Number: WO-01038692
Invoice Date: 08/28/2026

PROPERTY: The Verandahs CDD

**** ADDRESS CHANGE ****

PLEASE REMIT PAYMENT TO:
Solitude Lake Management, LLC
PO Box 85529
Chicago, IL 60689-5529

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

SOLD TO: The Verandahs CDD
3434 Colwell Ave Suite 200
Tampa Fl 33614.

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

Qty	Item Description	Contract Price	Deposit Amount
1	50% Deposit Opportunity Name: 2026 One-Time FES Maintenance (6 FES Sites)	$ 8,075.00	$ 4,037.50

TOTAL INVOICE	$ 4,037.50

Please note: Deposits in excess of $10,000 are not eligible for payment via credit card.

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

September 23, 2026
Client: 001308
Matter: 000001
Invoice #: 29057

RE: General

For Professional Services Rendered Through August 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
8/4/2026	KCH	PREPARE FOR AND ATTEND BOS MEETING TELEPHONICALLY.	2.1	$640.50
8/5/2026	KCH	PREPARE SEDIMENT CLEANUP SERVICES AGREEMENT WITH SOLITUDE.	1.4	$427.00
8/21/2026	KCH	REVIEW FINANCIAL STATEMENTS FOR JULY 31, 2026.	0.3	$91.50
8/24/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	$122.00
		Total Professional Services	4.2	$1,281.00

Total Services	$1,281.00	
Total Disbursements	$0.00	
Total Current Charges		$1,281.00
Previous Balance		$1,016.00
Less Payments		*($1,016.00)*
PAY THIS AMOUNT		**$1,281.00**

Please Include Invoice Number on all Correspondence

SUNCOAST RUST CONTROL

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	09108
Date	Mar 1, 2026
Terms	Net 30
Due date	Mar 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/00802QAYWVPCLOS42xqI

Notes
Thank you for your business.

SUNCOAST RUST CONTROL

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	09255
Date	Apr 1, 2026
Terms	Net 30
Due date	May 1, 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.

SUNCOAST RUST CONTROL

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	09327
Date	May 1, 2026
Terms	Net 30
Due date	May 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.

SUNCOAST RUST CONTROL

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	09444
Date	Jun 1, 2026
Terms	Net 30
Due date	Jul 1, 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.

SUNCOAST RUST CONTROL

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	09776
Date	Sep 1, 2026
Terms	Net 30
Due date	Oct 1, 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.

INVOICE

Suncoast Sparkling Cleaning Service

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

INVOICE NO. 521
DATE September 14, 2026
FOR: August Cleanings

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

DESCRIPTION	RATE	SUBTOTAL	AMOUNT
August Cleanings – Verandahs Clubhouse	$ 375.00 p/ month		
8/3/2026			
8/10/2026			
8/17/2026			
8/24/2026			
		$ 375.00	
		TOTAL DUE	**$ 375.00**

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

THANK YOU FOR YOUR BUSINESS!

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-02283P **Date 09/11/2026**

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

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

Description	Amount
Serial # 26-02283P **Notice of Public Meeting Dates** **RE:** The Verandahs Community Development District **Published:** 9/11/2026	$85.31

Important Message

Please include our Serial # on your check

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

Paid	()
Total	**$85.31**

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

NOTICE OF PUBLIC MEETING DATES
THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that Fiscal Year 2026-2027, regular meetings of the Board of Supervisors of The Verandahs Community Development District are scheduled to be held at 6:30 p.m at The Verandahs Amenity Center located at 12375 Chenwood Avenue, Hudson, FL 34669 on the following dates:

October 6, 2026
November 3, 2026
December 1, 2026
January 5, 2027
February 2, 2027
March 2, 2027
April 6, 2027
May 4, 2027
June 1, 2027
July 6, 2027
August 3, 2027
September 7, 2027

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, (813) 994-1001, during normal business hours, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a time, date and location approved by the Board on the record at the meeting without additional publication of notice.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting because of a disability or physical impairment should contact the District's management office, Rizzetta & Company at (813) 994-1001 at least two business days prior to the date of the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-(800) 955-8770, who can aid you in contacting the District.

Each person who decides to appeal any action taken at these meetings 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 such appeal is to be based.

The Verandahs Community Development District
Sean Craft, District Manager
September 11, 2026 26-02283P

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

NOTICE

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

Valley

CC083126-266

0 THE VERANDAHS CDD 0

ACCOUNT SUMMARY

Credit Limit	$10,000.00
Credit Available	$9,694.00
Statement Closing Date	August 31, 2026
Days in Billing Cycle	31
Previous Balance	$371.98
Payments & Credits	$371.98
Purchases & Other Charges	$305.95
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$305.95

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

PAYMENT INFORMATION

New Balance	$305.95
Minimum Payment Due	**$305.95**
Payment Due Date	**September 25, 2026**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			$371.98-	
08/25	08/25	F151500KX00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	371.98-
		MICHELLE WHITE	**$0.00**	
		FRANCES THOMSON	**$305.95**	
08/01	08/01	0541601K543ADNLY5	WAL-MART #5266 HUDSON FL	4.97
			MCC: 5411 MERCHANT ZIP:	
08/02	08/02	5543286K65VNPT8EA	AMAZON MKTPL*5N2PE0SQ2 SEATTLE WA	15.99
			MCC: 5942 MERCHANT ZIP:	
08/03	08/03	5543286K75W4HWSYY	AMAZON MKTPL*5N1YE3RX1 SEATTLE WA	15.99
			MCC: 5942 MERCHANT ZIP:	
08/03	08/03	5543286K75W49EEQ3	AMAZON MKTPL*5N5XB4RY0 SEATTLE WA	25.94
			MCC: 5942 MERCHANT ZIP:	
08/03	08/03	5543286K75W7ADB1W	AMAZON MKTPL*5N27E6WL1 SEATTLE WA	9.99
			MCC: 5942 MERCHANT ZIP:	
08/03	08/03	5543286K75W78MQ9M	AMAZON MKTPL*5N1DR3W62 SEATTLE WA	79.99
			MCC: 5942 MERCHANT ZIP:	

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope

Valley

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

PAYMENT INFORMATION

Payment Due Date	**September 25, 2026**
New Balance	**$305.95**
Minimum Payment Due	$305.95
Past Due Amount	$0.00

Make Check Payable to:

Amount Enclosed: $

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

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
08/20	08/20	5543286KR61TH97VK	AMAZON.COM*5A7L77SX0 SEATTLE WA	122.10
			MCC: 5942 MERCHANT ZIP:	
08/29	08/29	5543286L162P5G7K9	AMAZON MKTPL*5Q1UB61G1 SEATTLE WA	15.99
			MCC: 5942 MERCHANT ZIP:	
08/30	08/30	5543286L2631NKLMK	AMAZON PRIME*CI2Z790S3 SEATTLE WA	14.99
			MCC: 5968 MERCHANT ZIP:	

IMPORTANT ACCOUNT INFORMATION

$0 - $305.95 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 09/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	$2.83	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	$0.76	$0-$500,000 = 0.25%
New Cashback Balance	$3.59	$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-Aug-26
Payment Date	25-Sep-26

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

Date	Vendor Name	Description	Amount	GEM Car Maintenance	Miscellaneous Contingency
8/1/2026	Walmart	Supplies	4.97	4.97	
8/2/2026	Amazon	Supplies	15.99	15.99	
8/3/2026	Amazon	Supplies	15.99	15.99	
8/3/2026	Amazon	Supplies	25.94	25.94	
8/3/2026	Amazon	Supplies	9.99	9.99	
8/3/2026	Amazon	Supplies	79.99	79.99	
8/20/2026	Amazon	Supplies	122.10	122.10	
8/29/2026	Amazon	Supplies	15.99	15.99	
8/30/2026	Amazon Prime	Monthly Subscruption (August)	14.99		14.99
	TOTAL		**$ 305.95**	**$ 290.96**	**$ 14.99**
				57200-4528	**57900-6409**

The Verandahs **Debit Card Reimbursement**

8/1/2026-8/31/2026 **Manager: Frances Thomson**

Date	Payee	Amount	Description
8/31/2026	Amazon Subscription	$ 14.99	Amazon Monthly Charge
8/1/2026	Amazon Subscription	$15.99	Garbage Can For Gym
8/1/2026	Walmart	$4.97	Fabuloso Cleaner
8/2/2026	Amazon	$9.99	Christmas Ornaments
8/2/2026	Amazon	$25.94	Christmas Lights
8/2/2026	Amazon	$79.99	Christmas decorations
8/2/2026	Amazon	$ 15.99	Paper Towel Holder
8/17/2026	Amazon	$ 122.10	Bulk Toilet Paper, Bulk Paper Towels, Glade refills
8/29/2026	Amazon	$ 15.99	replacement Tape For Label Maker
	Total	$305.95	

Receipts Attached.

Signiture: Frances Thomson 8/31/2026

Order Summary

Subscription charged on August 30, 2026 Order # D01-8551134-9840217

Recipient
The Verandahs

Payment method
Mastercard ending in 0442

Order Summary

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



Prime Membership Fee
Sold by: Amazon US
$14.99

Conditions of Use Privacy Notice Consumer Health Data Privacy Disclosure Your Ads Privacy Choices
© 1996-2026, Amazon.com, Inc. or its affiliates

Order Summary

Order placed August 1, 2026 Order # 111-3270505-2373838

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:	$15.99
Shipping & Handling:	$0.00
Total before tax:	$15.99
Estimated tax to be collected:	$0.00
Grand Total:	**$15.99**

Arriving August 6 - August 10



TCHFJBI Kitchen Trash Can, 7.5 Gallon Plastic Garbage Bin with Swing Top Lid, Black
Sold by: 昆明烟宁电子商务有限公司
Supplied by: Other
$15.99

Back to top

Conditions of Use Privacy Notice Consumer Health Data Privacy Disclosure Your Ads Privacy Choices
© 1996-2026, Amazon.com, Inc. or its affiliates

(For GYM bathroom)

Walmart

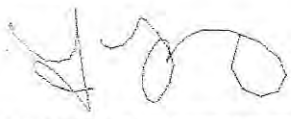
WM Supercenter
727-861-0040 Mgr. AARON
12610 US HIGHWAY 19
HUDSON FL 34667
ST# 05266 OP# 009010 TE# 10 TR# 02945

****
* TAX EXEMPT SALE *
****

FABPEACH56 827854020110 4.97 N
Tax ID: 858013677163C3
GOVERNMENT
GOVERNMENT, LOCAL

Single Purchase Exemption
Consumer's Certificate of Exemption
DR-14
Issued Pursuant to Chapter 212,
Florida Status
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 *
****

08/01/26 15:36:30

Order Summary

Order placed August 2, 2026 Order # 111-2676830-8118667

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:	$9.99
Shipping & Handling:	$0.00
Total before tax:	$9.99
Estimated tax to be collected:	$0.00
Grand Total:	**$9.99**

Arriving Tuesday



Huwena 36 Pcs Christmas Wooden Ornaments Christmas Decorations for Tree Xmas Wood Cutouts Tags with Ropes Winter Decor for Xmas Tree Gifts(Purple,Snowman)
Sold by: Shylfix
Supplied by: Other
$9.99

Conditions of Use Privacy Notice Consumer Health Data Privacy Disclosure Your Ads Privacy Choices
© 1996-2026, Amazon.com, Inc. or its affiliates

Order Summary

Order placed August 2, 2026 Order # 111-0107835-2022659

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:	$25.94
Shipping & Handling:	$0.00
Total before tax:	$25.94
Estimated tax to be collected:	$0.00
Grand Total:	**$25.94**

Arriving Tuesday



Purple Halloween Lights - Plug in - 100 Count - 24 Ft - Static & Blinking
Sold by: Top Grade Goods
Supplied by: Other
$12.97
2

Conditions of Use Privacy Notice Consumer Health Data Privacy Disclosure Your Ads Privacy Choices
© 1996-2026, Amazon.com, Inc. or its affiliates

Order Summary

Order placed August 2, 2026 Order # 111-8532541-0769828

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:	$79.99
Shipping & Handling:	$0.00
Total before tax:	$79.99
Estimated tax to be collected:	$0.00
Grand Total:	**$79.99**

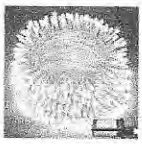
Arriving Wednesday



Wironlst 16 Pcs Glitter Poinsettia Flowers Artificial - Christmas Purple Poinsettia Decorations Tree Flowers Ornaments for Xmas/Holiday/Seasonal/Wedding Decor
Sold by: Wironlst
Supplied by: Other
$15.99



Jmkcoz 12 Pack Christmas Glitter Curly Spray Picks Berry Stems, Purple
Sold by: Jmkcoz
Supplied by: Other
$11.59



JMEXSUSS 66ft 200 LED White Christmas Lights Indoor Outdoor Plug in
Sold by: jmexsuss
Supplied by: Other
$20.52



18ct Purple Plum 4-Finish Shatterproof Christmas Ball Ornaments 1.25" (30mm)
Sold by: SeasonWide
Supplied by: Other
$9.99



30Pcs Winter Snowflake Hanging Swirl Decorations, White Silver Christmas Glitter Snowflake Hanging Swirls Ornaments Ceiling Streamers for Xmas Winter Wonderland Frozen New Year Birthday Party Supplies
Sold by: Giant Ball
Supplied by: Other
$8.49



16PCS Shatterproof Christmas Ball Ornaments Set, Hand-Painted Holiday Decor with Assorted Sizes & Designs for Christmas Tree Thanksgiving Party Decoration, Silver-White
Sold by: Arborus
Supplied by: Other
$13.41

Back to top

Conditions of Use Privacy Notice Consumer Health Data Privacy Disclosure Your Ads Privacy Choices

Order Summary

Order placed August 2, 2026 Order # 111-7429295-6681800

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:	$15.99
Shipping & Handling:	$0.00
Total before tax:	$15.99
Estimated tax to be collected:	$0.00
Grand Total:	**$15.99**

Arriving Tuesday



FYSUIMU Coffee Paper Towel Holder Funny Coffee Cup Metal Towel Stand Decoration Accessory for Cafe Party Home Kitchen Countertop
Sold by: FUNKIFY
Supplied by: Other
$15.99

Conditions of Use Privacy Notice Consumer Health Data Privacy Disclosure Your Ads Privacy Choices
© 1996-2026, Amazon.com, Inc. or its affiliates

Order Summary

Order placed August 17, 2026 Order # 111-0836968-5091449

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:	$122.10
Shipping & Handling:	$0.00
Total before tax:	$122.10
Estimated tax to be collected:	$0.00
Grand Total:	**$122.10**

Arriving Wednesday



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 2

Arriving Friday



Genuine Joe-GJO24080 2-Ply Household Roll Paper Towels (Pack of 30) - WHITE
Sold by: Amazon.com
Supplied by: Other
$33.34



Genuine Joe Standard Bath Tissue, 3" x 4", 2-Ply, 400 Sheets/Roll, 96 Count
Sold by: Amazon.com
Supplied by: Other
$48.20

Conditions of Use Privacy Notice Consumer Health Data Privacy Disclosure Your Ads Privacy Choices
© 1996-2026, Amazon.com, Inc. or its affiliates

Order Summary

Order placed August 29, 2026 Order # 111-5129115-6329818

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:	$15.99
Shipping & Handling:	$0.00
Total before tax:	$15.99
Estimated tax to be collected:	$0.00
Grand Total:	**$15.99**

Arriving tomorrow



Replace for Brother P Touch Label Tape TZe 12mm 0.47 Laminated White Tape
Sold by: Nustar
Supplied by: Other
$15.99

Conditions of Use Privacy Notice Consumer Health Data Privacy Disclosure Your Ads Privacy Choices
© 1996-2026, Amazon.com, Inc. or its affiliates

INVOICE

RECEIVED
AUG 17 2026

Customer ID: 22-95172-53005
Customer Name: VERANDAHS COMMUNITY DEVELOPMENT DISTRICT
Service Period: 09/01/26-11/30/26
Invoice Date: 08/11/2026
Invoice Number: 1231573-1568-0

Access Your Account	Your Payment is Due	Your Total Due
Visit wm.com/MyWM Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.	**Sep 10, 2026** If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of $5, or such late charge allowed under applicable law, regulation or contract.	**$64.22** If payment is received after 09/10/2026: **$ 69.22**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
(10.39)		0.00		0.00		74.61		64.22

IMPORTANT MESSAGES

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

*****This invoice constitutes an offer by WM to provide service to you for a specified period. The rates offered for any future service period will be included on the invoice for such service period. By paying this, you agree to continue service during the specified service period and to the terms of service at www.wm.com/OMR, with no refund (whole or partial) for early cancelation, unless such refund is required by law, regulation, or contract. If carts are overloaded, or if recycling carts include non-recyclable contamination, you will be assessed an Overage charge or a Contamination charge of $5 per cart per incident plus taxes and WM's Energy Surcharge as applicable. If services are canceled at the end of a service period or at any time after initial acceptance you will be**

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

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

Invoice Date	Invoice Number	Customer ID *(Include with your payment)*
08/11/2026	1231573-1568-0	22-95172-53005
Payment Terms	**Total Due**	**Amount**
Total Due by 09/10/2026	$64.22	
If Received after 09/10/2026	$69.22	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted $64.22.

1568000229517253005012315730000000746100000006422 5

0003517 02 H 0.672 **AUTO T4 0 7221 33614-839050 -C01-P03520-I1 I0290R68

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

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

Printed on recycled paper.

0003517-0000001-0007276

383-0295438-1568-1

IMPORTANT MESSAGES- continued

assessed a Cart Removal charge of up to $75 plus taxes and charges including WM's Energy Surcharge, unless the cart removal charge is not allowed by regulation or contract.

DETAILS OF SERVICE

Details for Service Location:
Verandahs Community Development District, 12375 Chenwood Ave, Hudson FL 34669

Customer ID: 22-95172-53005

Description	Date	Ticket	Quantity	Amount
96 Gallon Toter	09/01/26		1.00	59.61
96 Gallon Toter Container Service Charge	09/01/26		1.00	15.00
Total Current Charges				**74.61**

GREENER WAYS TO PAY

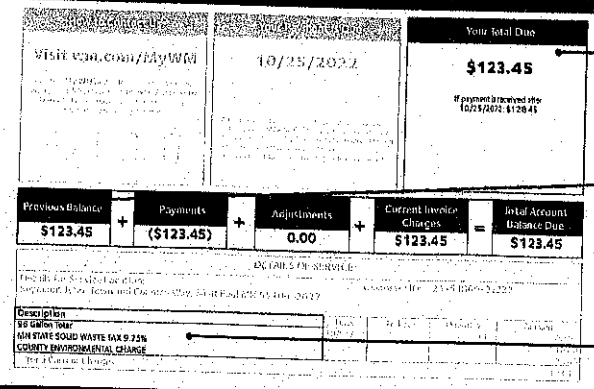
Please choose one of these sustainable payment options:

AutoPay
Set up recurring payments with us at **wm.com/myaccount**

Online
Use **wm.com** for quick and easy payments

By Phone
Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE



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

New Payment Platform

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



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

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

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

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

☐ **Check Here to Change Contact Info**

List your new billing information below. For a change of service address, please contact **WM**.

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

☐ **Check Here to Sign Up for Automatic Payment Enrollment**

If I enroll in Automatic Payment services, I authorize **WM** to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying **WM** at **wm.com** or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.

Email	
Date	
Bank Account Holder Signature	

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

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

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or 800 Capitol St. Ste 3000, Houston TX 77002. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

0003517-0000001-0007276

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

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

Bill Date **08/20/2026**
Amount Due **524.95**
Current Charges Due **09/15/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

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

Comparative Usage Information

Period	Days	Average kWh Per Day

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

Previous Balance	**524.95**
Payment	**524.95CR**
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

1 0 3 6 5 3 8 4

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

DO NOT PAY
Total amount will be electronically transferred on or after 09/04/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

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

See Reverse Side For Mailing Instructions

Bill Date: 08/20/2026

Use above space for address change ONLY.

District: BP13

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

Electronic Funds Transfer on or after	**09/04/2026**
TOTAL CHARGES DUE	**524.95**
DO NOT PAY	

00015734310000524950000524950 2

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1573432** Cycle **13**
Meter Number
Customer Number 10365384
Customer Name VERANDAHS CDD

Bill Date **08/20/2026**
Amount Due **3,338.77**
Current Charges Due **09/15/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

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

Comparative Usage Information

Period	Days	Average kWh Per Day

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

1 0 3 6 5 3 8 4

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

Previous Balance		3,338.77
Payment	3,338.77CR	
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 E.F.T.		3,338.77

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 09/04/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

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

See Reverse Side For Mailing Instructions

Bill Date: 08/20/2026

Use above space for address change ONLY.

District: BP13

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

Electronic Funds Transfer on or after	**09/04/2026**
TOTAL CHARGES DUE	**3,338.77**
DO NOT PAY	

00015734320003338770003338770 4

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1573433**	Cycle	**13**
Meter Number	40600972		
Customer Number	10365384		
Customer Name	VERANDAHS CDD		

Bill Date	**08/20/2026**
Amount Due	**41.75**
Current Charges Due	**09/15/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/16	13180	08/17	13194				14

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	32	0
Jul 2026	31	1
Aug 2025	31	1

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

Previous Balance		**42.55**
Payment	**42.55CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 14 KWH @ 0.06090	**0.85**	
Fuel Adjustment 14 KWH @ 0.05000	**0.70**	
FL Gross Receipts Tax	**1.04**	
Total Current Charges		**41.75**
Total Due E.F.T.		**41.75**

1 0 3 6 5 3 8 4

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

DO NOT PAY
Total amount will be electronically transferred on or after 09/04/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

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

See Reverse Side For Mailing Instructions

Bill Date: 08/20/2026

Use above space for address change ONLY.

District: BP13

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

Electronic Funds Transfer on or after	**09/04/2026**
TOTAL CHARGES DUE	**41.75**
DO NOT PAY	

00015734330000041750000041750 8

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**2026777**
Cycle	**13**
Meter Number	83430026
Customer Number	10365384
Customer Name	VERANDAHS CDD

Bill Date	**08/20/2026**
Amount Due	**44.72**
Current Charges Due	**09/15/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/16	2162	08/17	2202				40

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	32	1
Jul 2026	31	1
Aug 2025	30	0

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

Previous Balance		**44.94**
Payment	**44.94CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 40 KWH @ 0.06090	**2.44**	
Fuel Adjustment 40 KWH @ 0.05000	**2.00**	
FL Gross Receipts Tax	**1.12**	
Total Current Charges		**44.72**
Total Due E.F.T.		**44.72**

1 0 3 6 5 3 8 4

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

DO NOT PAY
Total amount will be electronically transferred on or after 09/04/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

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

See Reverse Side For Mailing Instructions

Bill Date: 08/20/2026

Use above space for address change ONLY.

District: BP13

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

Electronic Funds Transfer on or after	**09/04/2026**
TOTAL CHARGES DUE	**44.72**
DO NOT PAY	

0002026777000000447200000447204

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**2095489**	Cycle	**13**
Meter Number	79233048		
Customer Number	10365384		
Customer Name	VERANDAHS CDD		

Bill Date	**08/20/2026**
Amount Due	**242.51**
Current Charges Due	**09/15/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/16	7421	08/17	9200				1779

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	32	56
Jul 2026	31	57
Aug 2025	30	61

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

Previous Balance	**240.35**
Payment	**240.35CR**
Balance Forward	**0.00**
Customer Charge	**39.16**
Energy Charge 1,779 KWH @ 0.06090	**108.34**
Fuel Adjustment 1,779 KWH @ 0.05000	**88.95**
FL Gross Receipts Tax	**6.06**
Total Current Charges	**242.51**
Total Due E.F.T.	**242.51**

1 0 3 6 5 3 8 4

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

DO NOT PAY
Total amount will be electronically transferred on or after 09/04/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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

See Reverse Side For Mailing Instructions

Bill Date: 08/20/2026

Use above space for address change ONLY.

District: BP13

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

Electronic Funds Transfer on or after	**09/04/2026**
TOTAL CHARGES DUE	**242.51**
DO NOT PAY	

00020954890000242510000242510 3