



***THE PRESERVE AT SOUTH BRANCH  
COMMUNITY DEVELOPMENT DISTRICT***

***Regular Meeting  
Agenda Package***

***Date/Time:  
Tuesday, September 2, 2025  
9:00 a.m.***

***Location:  
Springhill Suites Tampa Suncoast Parkway  
16615 Crosspointe Run  
Land O'Lakes, FL 34638***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered **DRAFTS** prior to presentation and Board acceptance, approval or adoption.***



c/o Vesta District Services  
250 International Parkway, Suite 208  
Lake Mary, FL 32746  
321-263-0132 x536

Board of Supervisors  
**The Preserve at South Branch Community Development District**

Dear Board Members:

A Regular Meeting of the Board of Supervisors of The Preserve at South Branch Community Development District is scheduled for **Tuesday, September 2, 2025 at 9:00 a.m.** at **Springhill Suites Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O'Lakes, FL 34638.**

The advanced copy of the agenda for the meeting is attached along with associated documentation. Any additional support material will be distributed at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. If you have any questions, please contact me.

Sincerely,

*Heath Beckett*

Heath Beckett  
District Manager

CC: Attorney  
Engineer  
District File



## Agenda

Meeting Date: Tuesday, September 2, 2025  
 Time: 9:00 a.m.  
 Location: Springhill Suites Tampa Suncoast Parkway  
 16615 Crosspointe Run  
 Land O'Lakes, FL 34638

[Click Here to Join the Meeting Online](#)

Call-in Number: 1-904-348-0776

Meeting ID: 684 257 747#

Mute/Unmute: \*6

Raise/Lower Hand: \*5

For the full agenda package, please contact [sconley@vestapropertyservices.com](mailto:sconley@vestapropertyservices.com)

### I. Roll Call

Anthony Snyder (S1-C)      Thomas Handrick, Jr. (S2)      David Silverstein (S3)  
 Rob Howard (S4-VC)      Jules Abercrombie (S5)

### II. Audience Comments *(Limited to 3 Minutes Per Individual on CDD-Related Business)*

### III. Reports

- A. District Engineer – *Jerry Whited, BDI*
- B. Review of Field Services Requests/Responses (6/29 – 7/28) [Exhibit 1](#)
- C. Aquatic – *Chuck Burnite, GHS Environmental* [Exhibit 2](#)
- D. Landscape – *Eddie Navarro, Cepra* [Exhibit 3](#)
  - 1. Ratification of Cepra Proposal to Cut Back Encroaching Bamboo at Townhome Building #31 - \$520.00 [Exhibit 4](#)
- E. Fountains – *Chris Thompson/Virgil Stoltz, Blue Water Aquatics* [Exhibit 5](#)
  - 1. Consideration of Blue Water Aquatic Fountain Proposals
    - a. # FA2025-1114-REV to replace Fountain 7 Motor (7.5 HP) - \$2,236.50 [Exhibit 6](#)
    - b. #FA2025-1119 to Replace Motor Start Contactor - \$287.90 [Exhibit 7](#)
- F. Field Services – *Michael Bush, Vesta District Services* [Exhibit 8](#)
  - a. Consideration of Field Operation Proposals [Exhibit 9](#)

### III. Reports (Continued)

G. District Counsel – *Lindsay Moczynski, Kilinski Van Wyk PLLC*

H. District Manager – *Heath Beckett, Vesta District Services*

1. Ratification of Amendment to FY 2026 Meeting Schedule (October – February Location Change - Residence Inn Tampa Suncoast Parkway at NorthPointe Village, 2101 Northpointe Pkwy, Lutz, FL 33558)

2. Discussion on District Annual Performance Measures and Standards

a. Review of FY 2025 Performance Measures and Standards

[Exhibit 10](#)

b. Adoption of FY 2026 Annual Performance Measures, Standards and Annual Reporting

[Exhibit 11](#)

### IV. Consent Agenda

A. Consideration and Approval of the Minutes of the Regular Meeting Held August 5, 2025

[Exhibit 12](#)

B. Consideration and Acceptance of the July 2025 Unaudited Financial Report

[Exhibit 13](#)

V. **Supervisor Requests & Comments** (*Includes Updates, General Comments, and Next Meeting Agenda Item Requests*)

VI. **Audience Comments** (*Limited to 3 Minutes Per Individual on CDD-Related Business*)

### VII. Next Meeting Quorum Confirmation

**4 p.m. on October 2, 2025**

*Residence Inn Tampa Suncoast Parkway at  
NorthPointe Village  
2101 Northpointe Pkwy,  
Lutz, FL 33558*

<i>Supervisor Attending</i>	<i>In Person</i>	<i>Virtually</i>	<i>Not</i>
Anthony Snyder (C)			
Thomas Handrick, Jr			
David Silverstein			
Rob Howard (VC)			
Jules Abercrombie			

VIII. **Action Item Summary** (*To be Listed in Meeting Minutes*)

IX. **Adjournment**

# EXHIBIT 1

Entry #	Date Create	Subject	Your Name	Address - Street Address	Your Message
285	2025-08-24	Pond Fountains	Gandhi	15482 sweet springs bend	The pond fountain on sweet springs bend is not working and hasn't been working for at least a month. Please advise when the fountain will be working again. Thank you
282	2025-08-12	Pond Fountains	Burks	3067 Storybrook Preserve	Can someone flip the breaker on the fountain on Storybrook and living Coral?
281	2025-08-12	Other	Vallejo	16185 Glowing Grove ave	Back yard
279	2025-08-12	Hardscape (road repairs, fences, benches)	Abby	3018 Storybrook	The black emergency gate off the north end of South Branch has collapsed again. The left side of the gate is leaning into the pond and taking the next section with it. Thank you, Sincerely, Jules
277	2025-08-10	Landscaping (of the common areas; includes irrigation issues)	Curran	2856 Suncoast Plains Dr	To whom it may concern: Behind the wall in our backyard the bamboo and vines have started to over grow and cause issues with our private space in regards to critters and bugs. This used to be maintained and it seems as if CEPRA is no longer taking care of it. Can you please ensure CEPRA takes care of the bamboo and vine landscaping on the highway side of the wall. Thank you!
276	2025-08-10	Other	Nelson	15590 Black Pepper Lane	The Emergency road between the two ponds off of South branch has had broken glass on it for a few months. It's not spread out all over the road, where kids, pets, animals walk.
274	2025-08-08	Ponds (water quality, trash, vegetation, NOT fountains)	Kuzmin	16231 Weathered Windmill Terrace	There's a lot of weed in our retention pond, it's starting to look like a swamp and becoming a prime breeding ground for insects. When we bought the house 3 years ago we were told that CDD will take care of weed in ponds, we didn't see anything being done in that respect. We would really appreciate if something can be done about it.
272	2025-08-01	Other	Garry	3238 Tucson Wind Pl	It seems that there is a leak coming from my neighbors yard possibly the city side of the water meter. The water is constantly flowing down the curb and into the drain.

## Shirley M. Conley

---

**From:** Heath Beckett  
**Sent:** Monday, August 11, 2025 11:58 AM  
**To:** alexkuzmin1@gmail.com  
**Cc:** anthonyjsnyderii@yahoo.com; Shirley M. Conley; Michael P. Bush  
**Subject:** FW: CDD - The Preserve at South Branch Contact [#274]  
**Attachments:** PXL\_20250808\_113600634.jpg; PXL\_20250808\_113524231.jpg; PXL\_20250808\_113541779.jpg

Thank you for the note. I have contacted our pond vendor to take a look at this.

Please let me know if you have any questions.

Thanks,



Your Community.  
Our Commitment.

**Heath Beckett**

**District Manager**

P. 321.263.0132 x536

Vesta District Services  
250 International Pkwy Suite 208,  
Lake Mary, FL 32746  
[www.VestaPropertyServices.com](http://www.VestaPropertyServices.com)



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**From:** MachForm <mailer@forms-db.com>

**Sent:** Friday, August 8, 2025 7:43 AM

**To:** Michael P. Bush <mbush@vestapropertyservices.com>; Heath Beckett <hbeckett@vestapropertyservices.com>; Shirley M. Conley <sconley@vestapropertyservices.com>; anthonyjsnyderii@yahoo.com

**Subject:** CDD - The Preserve at South Branch Contact [#274]

<b>Contacting</b>	Field Services
<b>Subject</b>	Ponds (water quality, trash, vegetation, NOT fountains)
<b>Your Name</b>	Aleksandr Kuzmin
<b>Your Email</b>	<a href="mailto:alexkuzmin1@gmail.com">alexkuzmin1@gmail.com</a>
<b>Phone</b>	(650) 921-7730

<b>Address</b>	16231 Weathered Windmill Terrace Odessa, FL 33556 United States
----------------	---

**Your Message**

There's a lot of weed in our retention pond, it's starting to look like a swamp and becoming a prime breeding ground for insects. When we bought the house 3 years ago we were told that CDD will take care of weed in ponds, we didn't see anything being done in that respect. We would really appreciate if something can be done about it.

<b>Privacy Policy</b>	- I have read and agree with the Privacy Policy.
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**Upload a  
File**



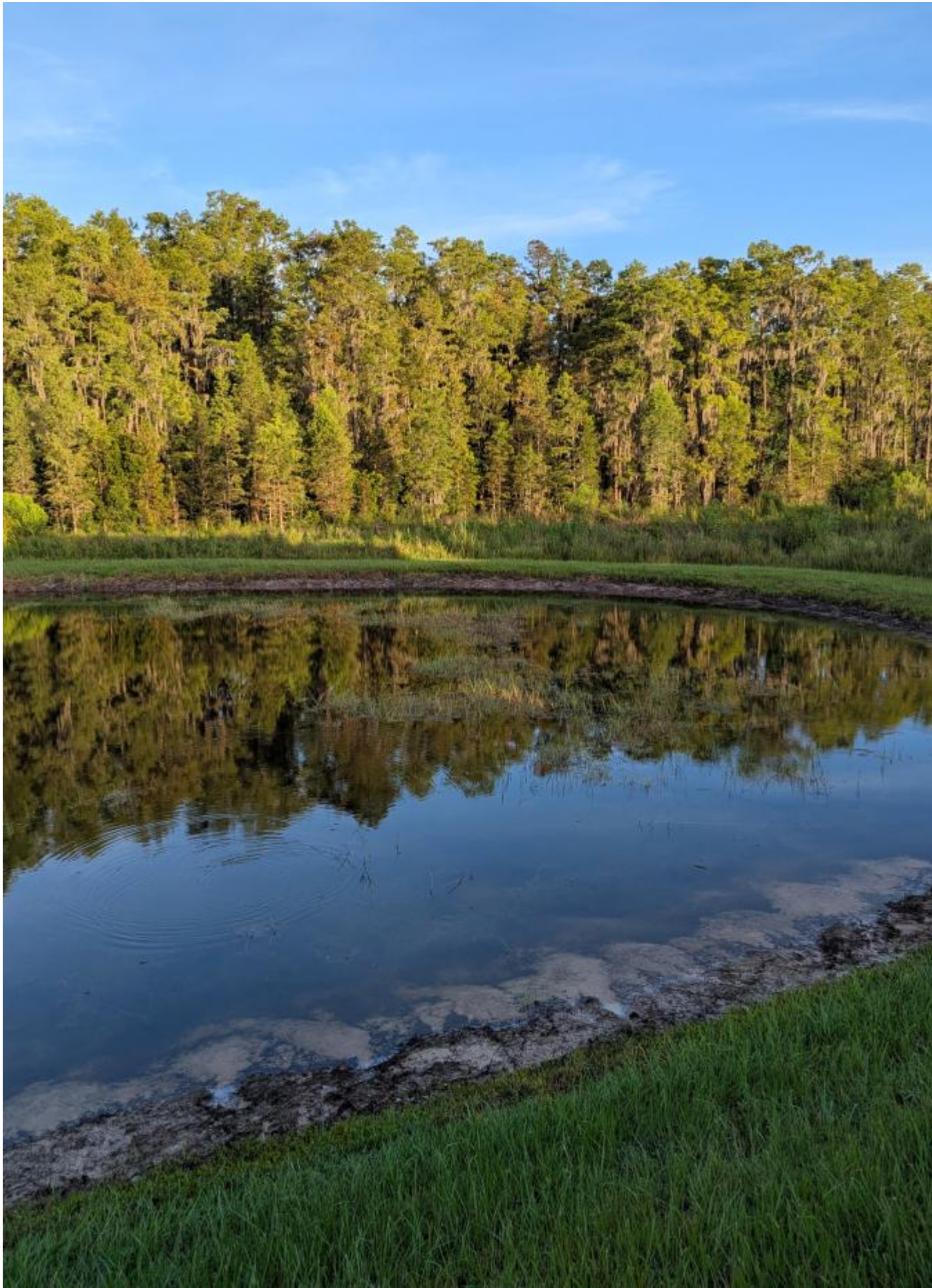














## Shirley M. Conley

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**From:** Chuck Burnite <chuck@ghsenvironmental.com>  
**Sent:** Friday, August 8, 2025 8:37 AM  
**To:** Michael P. Bush; Shirley M. Conley; anthonyjsnyderii@yahoo.com  
**Subject:** Re: CDD - The Preserve at South Branch Contact [#274]

Happy Friday! I will take care of it on Monday.

Have a great day!

Chuck Burnite  
GHS Environmental  
727-432-2820

---

**From:** MachForm <mailer@forms-db.com>  
**Sent:** Friday, August 8, 2025 7:43:17 AM  
**To:** Chuck Burnite <chuck@ghsenvironmental.com>; mbush@vestapropertyservices.com <mbush@vestapropertyservices.com>; sconley@vestapropertyservices.com <sconley@vestapropertyservices.com>; anthonyjsnyderii@yahoo.com <anthonyjsnyderii@yahoo.com>  
**Subject:** CDD - The Preserve at South Branch Contact [#274]

<b>Contacting</b>	Field Services
<b>Subject</b>	Ponds (water quality, trash, vegetation, NOT fountains)
<b>Your Name</b>	Aleksandr Kuzmin
<b>Your Email</b>	<a href="mailto:alexkuzmin1@gmail.com">alexkuzmin1@gmail.com</a>
<b>Phone</b>	(650) 921-7730
<b>Address</b>	16231 Weathered Windmill Terrace Odessa, FL 33556 United States

### Your Message

There's a lot of weed in our retention pond, it's starting to look like a swamp and becoming a prime breeding ground for insects. When we bought the house 3 years ago we were told that CDD will take care of weed in ponds, we didn't see anything being done in that respect. We would really appreciate if something can be done about it.

<b>Privacy Policy</b>	- I have read and agree with the Privacy Policy.
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### Upload a File



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[PXL\\_20250808\\_113524231.jpg](#)



[PXL\\_20250808\\_113541779.jpg](#)

## Shirley M. Conley

---

**From:** Heath Beckett  
**Sent:** Monday, August 11, 2025 11:54 AM  
**To:** dlsrmc79@gmail.com  
**Cc:** anthonyjsnyderii@yahoo.com; Shirley M. Conley; Michael P. Bush  
**Subject:** FW: CDD - The Preserve at South Branch Contact [#275]  
**Attachments:** Angel(12).jpg

Thank you for sending this over. I have contacted our landscaping and pond vendors to take a look at this.

Please let me know if you have any questions.

Thanks,



Your Community.  
Our Commitment.

**Heath Beckett**  
**District Manager**  
P. 321.263.0132 x536

Vesta District Services  
250 International Pkwy Suite 208,  
Lake Mary, FL 32746  
[www.VestaPropertyServices.com](http://www.VestaPropertyServices.com)



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**From:** MachForm <mailer@forms-db.com>  
**Sent:** Friday, August 8, 2025 11:54 AM  
**To:** Heath Beckett <hbeckett@vestapropertyservices.com>  
**Subject:** CDD - The Preserve at South Branch Contact [#275]

<b>Contacting</b>	District Manager
<b>Your Name</b>	Denise Sterling
<b>Your Email</b>	<a href="mailto:dlsrmc79@gmail.com">dlsrmc79@gmail.com</a>
<b>Phone</b>	(412) 337-9955
<b>Address</b>	2907 Living Coral Dr Odessa, FL 33556 United States



**Your Message**

Subject: Request for Landscape Maintenance Review

Good Morning,

I hope this message finds you well. I would like to bring to your attention an area of concern regarding the landscaping around the pond behind Living Coral Dr, Storybrook Preserve Dr, Garden Plum Pl, and Deep Ravine Ln. The grass and weeds surrounding the pond have not been trimmed down for several weeks, leading to taller weeds and possibly some tree seedlings.

While I appreciate the landscape crew's efforts, it appears that only a few passes have been made near the properties, and the remaining area haven't been maintained as thoroughly.

I have attached some photos for your reference. Your attention to this matter would be greatly appreciated.

I appreciate your understanding.

Best regards,  
Denise Sterling

**Privacy  
Policy**

- I have read and agree with the Privacy Policy.

Upload a  
File





# EXHIBIT 2



Service Date	Pond 2 (±2.0 Ac.)	Pond 4 (±4.7 Ac.)	Pond 5 (±6.2 Ac.)	Pond 6 (±3.9 Ac.)	Pond 7 (±6.4 Ac.)	Pond 8 (±1.0 Ac.)	Pond 9 (±3.8 Ac.)	Pond 10 (±2.0 Ac.)	FPC A (±12.0 Ac.)	FPC B1 (±0.4 Ac.)	FPC B2 (±13.6 Ac.)	FPC C (±0.9 Ac.)	FPC D (±0.5 Ac.)	FPC E (±0.7 Ac.)	FPC F (±0.6 Ac.)	FPC G (±0.6 Ac.)	FPC H (±1.0 Ac.)	Mit 1 (±4.8 Ac.)	Mit 3 (±2.7 Ac.)	Maintenance Area 1 (±20.58 Ac.)	Maintenance Area 2 (±9.77 Ac.)	Maintenance Area 3 (±2.85 Ac.)	Maintenance Area 4 (±14.32 Ac.)	Maintenance Area 5 (±9.54 Ac.)	Field Notes
1/7/2025																								Attended monthly CDD meeting.	
1/10/2025														T										Review and address resident concern on FPC F. Email coordination with B. Jeskewich and M. Bush concerning hog damage along FPC G.	
1/23/2025																			*	*	*	*	*	Coordination with S. Brletic to create field map of wetland mitigation treatment areas.	
1/24/2025								G	G															Treated rock armor.	
1/28/2025	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T						Trash pickup all ponds.	
2/4/2025																					WM			Attended monthly CDD meeting.	
2/13/2025																									
2/26/2025	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T						Trash pickup all ponds.	
3/3/2025				G	A	A																			
3/7/2025		G	G	G	G		G																		
3/18/2025																								Field check.	
3/24/2025						A								S	S	S									
3/27/2025					A																				
4/1/2025																								Attended monthly CDD meeting.	
4/14/2025								S							S	S									
4/15/2025																						WM			
4/17/2025													*											* Email coordination with Vesta concerning growth of vegetation on the eroded pond banks of FPC E.	
4/22/2025						A		A					G		A, S						WM				
4/23/2025						T	T		T	T	T	T	G, T	G, T	T							WM		Trash pickup.	
4/25/2025													*											* Email coordination with Vesta concerning growth of vegetation on the eroded pond banks of FPC E.	
4/28/2025	T	T	T	T	T			T									T	T	T					Trash pickup.	
4/30/2025																						WM			
5/5/2025																						WM			
5/6/2025																								Attended monthly CDD meeting. Field check.	
5/8/2025																						WM			
5/9/2025																			*	*	*	*	*	Teams meeting with K. Dymond (SWFWMD), J. Whited and K. Wagner (BDI) to discuss permit modification request and wetland mitigation action plan.	
5/14/2025																						WM			
5/19/2025				T	T		T	T	T	T	T													Trash pickup.	
5/21/2025											G											WM			
5/29/2025																						WM			
6/3/2025																								Attended monthly CDD meeting.	
6/10/2025	G			G	G	G	G	G	G	G	G														
6/13/2025																						WM			
6/16/2025		G		G	G					G						G									
6/23/2025								*														WM		Reviewed condition of vegetation surrounding control structures located in wetlands per J. Abercrombie email to discuss at next CDD meeting. * Coordination with team on mosquito/midge fly treatments in FPC A per resident complaint.	
6/26/2025																	*	*	*	*	*	*	*	* Email coordination with project team updating them on the latest discussion with Kim Dymond (SWFWMD) concerning permit modification.	
6/30/2025	T	T	T			T					T	T	T	T	T	T	T	T							
7/1/2025																								Attended monthly CDD meeting.	
7/2/2025																	G								
7/15/2025																								Prepared and submitted control structure maintenance proposal (GHS Proposal No. 25-220)	
7/21/2025														S		S									
7/22/2025																						WM			
7/25/2025		*																						* Remove dead fish due to planktonic algae outbreak and mixing of pond layers- recent rain and cloudiness.	

Service Date		Pond 2 (±2.0 Ac.)	Pond 4 (±4.7 Ac.)	Pond 5 (±6.2 Ac.)	Pond 6 (±3.9 Ac.)	Pond 7 (±6.4 Ac.)	Pond 8 (±1.0 Ac.)	Pond 9 (±3.8 Ac.)	Pond 10 (±2.0 Ac.)	FPC A (±12.0 Ac.)	FPC B1 (±0.4 Ac.)	FPC B2 (±13.6 Ac.)	FPC C (±0.9 Ac.)	FPC D (±0.5 Ac.)	FPC E (±0.7 Ac.)	FPC F (±0.6 Ac.)	FPC G (±0.6 Ac.)	FPC H (±1.0 Ac.)	Mit 1 (±4.8 Ac.)	Mit 3 (±2.7 Ac.)	Maintenance Area 1 (±20.58 Ac.)	Maintenance Area 2 (±9.77 Ac.)	Maintenance Area 3 (±2.85 Ac.)	Maintenance Area 4 (±14.32 Ac.)	Maintenance Area 5 (±9.54 Ac.)	Field Notes
7/26/2025		A																								
7/28/2025		*																								*Field check conditions.
7/31/2025	*	*																								* Install GreenClean Pond Blocks at MES.
8/5/2025																										Attended monthly CDD meeting.
8/6/2025																										Field check. Coordination with E. Navarro and H. Beckett on gate lock to access between fence and Suncoast Trail.
8/11/2025			G						G	G	G		G		G	G	G									
8/19/2025																				*	*	*	*	*		Work on UMAM scoring modifications.
8/27/2025																				*	*	*	*	*		Field checks. Work on UMAM scoring modifications.

# EXHIBIT 3

Aug 7, 2025, (Week 1)

Good Morning

This week Our Regular Service was completed, Veterans pkwy. This week crews have finished trimming hedges in center median for line-of-sight issue. Crew has also been working on cleaning up beds of weeds next to dog park to prepare for mulching at the end of the month (Section 3).

This week we worked on

- Mow, string trim, edging & blow.
- All Weeds from roundabout to Dog park have been treated.
- Ponds or on schedule for August 20.
- Center Median from 54 to Roundabout have been trimmed, excluding cooper plants that are recovering still from late Freeze this year.

\*Irrigation inspection will be on Aug 19 and 21.

This coming week we will be working on:

- Trimming will start over this upcoming week from Dog Park to dead end.
- Hort team will be on site at the end of the month to retreat turf for weeds and soccer field.



Aug 14,2025, (Week 2)

Good Morning

This week the parks could not be trimmed that on Tuesday mid-morning the crews had to stop on and off because of scattered showers all day. Our regular service was completed without Weed treatment on main boulevard from dog park to dead end. The crew was able to trim most of the bamboo behind townhome building 31.

This week we worked on

- Mow, string trim, edging & blow.
- Ponds or on schedule for August 20.
- Bamboo behind Townhomes building 31
- Hort team was on site and completed turf treatment for weeds and on Soccer field.

\*Irrigation inspection will be on Aug 19 and 21.

This coming week we will be working on:

- Postponed Trimming will start over this upcoming week from Dog Park to dead end.
- Palms are scheduled to be trimmed the last week of August.

Kind Regards,

Eddie Navarro

786-368-1911

[enavarro@cepralandscape.com](mailto:enavarro@cepralandscape.com)

# EXHIBIT 4



**Proposal**

PO Box 865  
Oakland, FL 34760  
407-287-5622  
CepraLandscape.com

ADDRESS
The Preserve at South Branch CDD. 16203 Good Hearted Ln Lake Mary, FL 32746

PROPOSAL #	DATE
50323 (v. 0)	08/14/2025

DESCRIPTION	
Trimming of Bamboo behind Townhome wall at Building 31, Bamboo needs to be reduced to 1/3 of its size.	\$520.00

## Terms and Conditions

1. **Scope of Work.** The scope of work to be performed by Contractor is set forth on attached Proposal. If work activity is not set forth in the Proposal, it is not included in the basic scope of work. All material shall conform to bid specifications unless expressly noted otherwise.
2. **Insurance, Licenses and Permits.** Contractor agrees to maintain General Liability insurance coverage, Workers Compensation insurance coverage, and Commercial Automobile insurance coverage as required by law. Contractor also shall comply with all licensing and permit requirements established by any State, County or municipal agency relating to the scope of work.
3. **Subcontractors.** Contractor reserves the right to hire qualified subcontractors to perform work under this Agreement.
4. **Access to Jobsite.** Owner shall ensure Contractor has access to all parts of the jobsite where the Contractor is to perform work as required by this Agreement during normal business hours and other reasonable periods of time. Owner will be responsible to furnish all utilities necessary to perform the work.
5. **Utilities.** Contractor will call Sunshine State One Call of Florida to locate utilities when applicable. Owner is responsible for location of private utilities and contractor cannot be held liable for damage to unmarked utilities.
6. **Compensation.** In exchange for Contractor performing the scope of work described in above, Owner shall pay Contractor in accordance with the pricing terms set forth. Contractor shall issue invoices upon completion of the work for amounts due in accordance with the pricing terms set forth. Amounts invoiced are due upon receipt and shall be considered past due after 15 days from the date of invoice. Past due amounts shall accrue interest at the annual rate of 12%. If Owner disputes or questions any invoice or portion of any invoice, Owner shall provide Contractor with written notification of the basis of the dispute or question within fourteen (14) days of receipt of the invoice or the invoice shall be deemed undisputed and fully payable by Owner. Work performed outside the scope of work described in attached Proposal shall be deemed extra work and shall be invoiced and paid in addition to the base compensation due under this Agreement. Owner agrees that if Owner fails to make payment for more than 60 days after the date of any work provided by Contractor arising out of or relating to this Agreement, then Contractor shall have the right to record a claim of lien against Owner's property to secure payment for labor, materials, equipment and supervision supplied by Contractor for the benefit of Owner's property.
7. **Termination.** This Agreement may be terminated with or without cause by the Owner upon seven (7) days written notice. Owner shall be required to pay for all materials and work completed to the date of termination
8. **Liability.** Contractor and Owner hereby waive any claims against each other for consequential damages or indirect damages of any kind. Contractor shall not be liable to Owner for any claim for property damage or bodily injury unless and to the extent caused by the negligence of Contractor or its employees or subcontractors.
9. **Disputes.** In the event of any litigation arising out of or relating to this Agreement or any related extra work, the prevailing party shall be entitled to recover its attorney's fees and costs from the non-prevailing party at both the trial court and appellate court levels. The county and circuit courts in Marion County, Florida shall have sole and exclusive jurisdiction to decide any dispute between the parties, whether sounding in contract or tort and whether legal or equitable in nature, arising out of or relating to this Agreement. The parties hereby waive the right to trial by jury on all claims, counterclaims and defenses otherwise triable to a jury.
10. **Warranty.** All work performed will be guaranteed for one (1) year after completion. In order for warranty to remain in effect, proper maintenance must be performed for the entire length of the warranty period.
11. **Complete Agreement.** This Agreement and attached Proposal represents the complete and integrated agreement of the parties with respect to the subject matter hereof. All prior verbal or written agreements, promises or representations relating to this Agreement and exhibits hereto are hereby merged into this Agreement and do not survive execution of this Agreement.

---

Customer Printed Name

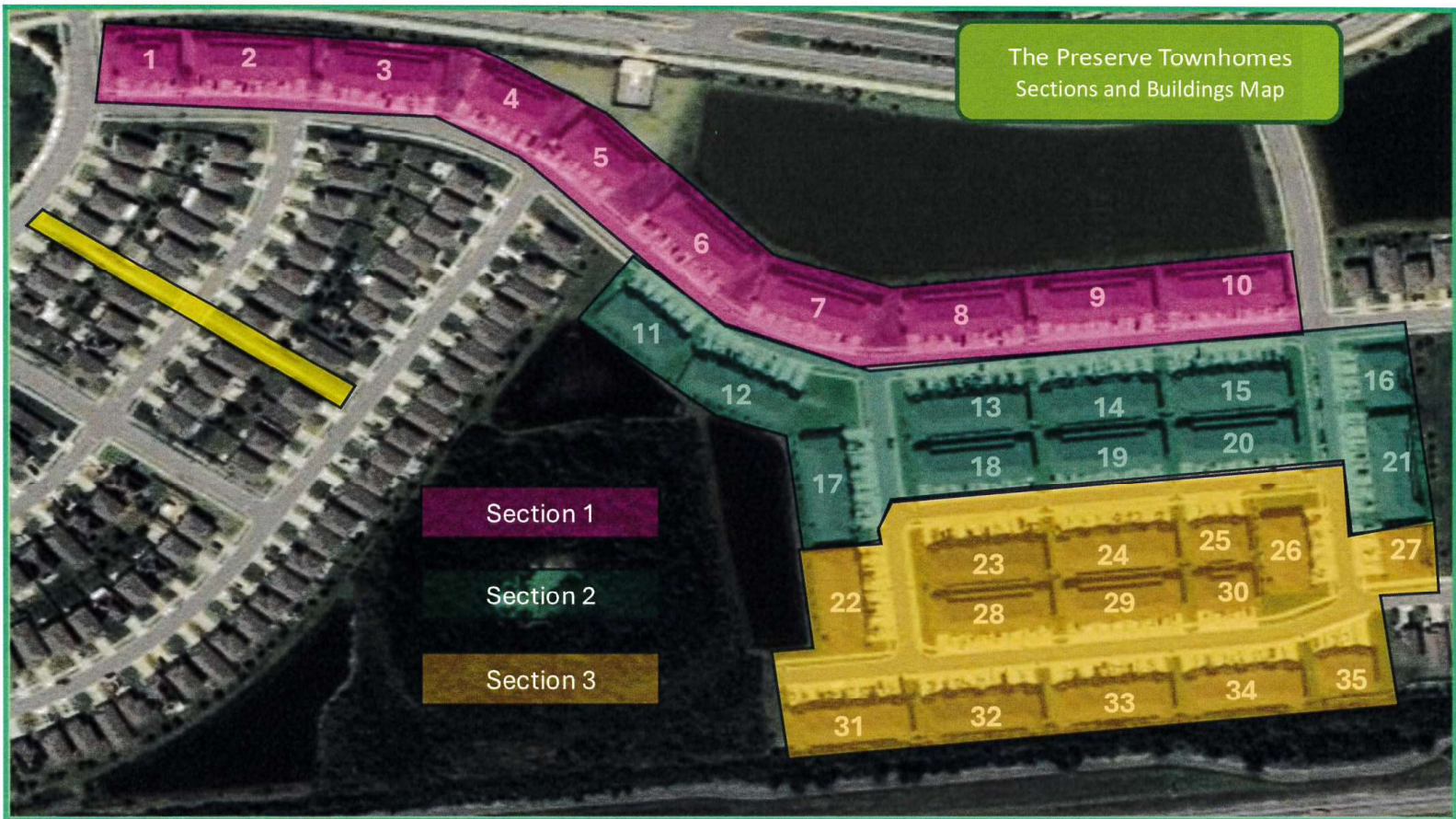
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Customer Signature

---

Date

Job ID: 50323



The Preserve Townhomes  
Sections and Buildings Map

Section 1

Section 2

Section 3

# EXHIBIT 5

## Order report

### Service details

**Technician:****Randy Mitchell****Client:****Preserve at South Branch CDD**

Service Date

8/13/2025

Request Warranted

Yes

Action Taken

Before we replaced the current protector, we tested other components. We found that we had 290 volts coming out of motor contactor (should be around 230 to 250). This extra voltage is causing the motor lead to run higher amps. We contacted the electrician who lives in the neighborhood John Cremeans, and he agreed to meet us the next day, 8/14. We came to the same conclusion. I will get the current price for a new motor contactor.

Service Date

8/13/2025

Customer

Preserve at South Branch CDD

Weather Conditions

Partly Cloudy

Wind

N 5mph

Temperature

85

Multiple Sites Treated

No

Pond Number

Fountain FPCA

Service Performed

Troubleshooting

Work Performed

☒ Fountains / Aeration

Equipment Used

☒ Backpack

Water Level

Normal

Restrictions

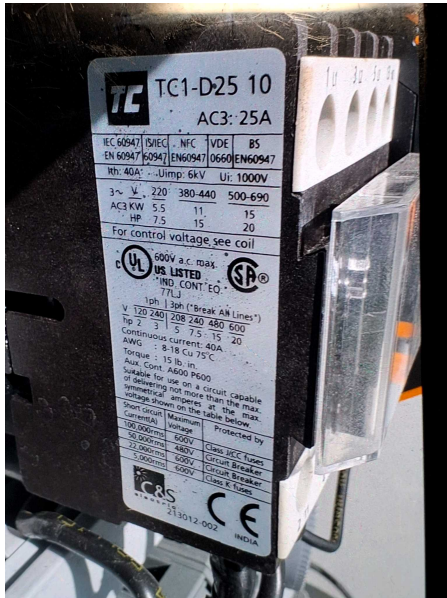
Do not run fountain until fixed

Observations/Recommendations

Replace motor contactor

Pictures:

## Order report





# EXHIBIT 6

Blue Water Aquatics, Inc.

5119 State Road 54  
New Port Richey, FL 34652  
+17278422100  
office@bluewateraquaticsinc.com  
www.bluewateraquaticsinc.com



Estimate

ADDRESS  
Preserve at South Branch CDD  
c/o Vesta Property Services, Inc.  
250 International Parkway, Suite 208  
Lake Mary, FL 32746

ESTIMATE FA-2025-1114-REV  
DATE 08/18/2025  
EXPIRATION DATE 10/24/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Fountain Repair			
	Fountain Repair Services	1	2,236.50	2,236.50
	FOUNTAIN #7 - MOTOR (Not Covered			
	Under Warranty)			
	Replace Shakti Motor 7.5			
	HP/230V/1PH			
	Estimate includes all parts and labor			

REVISED ESTIMATE - MOTOR REPLACED AT COST  
Please note: this is a preliminary ESTIMATE not a final invoice.  
Parts and materials required for the job will be ordered only after the  
estimate has been approved and any necessary deposits have been  
received.  
Work order will be dispatched once all required items are in hand.

SUBTOTAL	2,236.50
TOTAL	\$2,236.50

Accepted By

Accepted Date

# EXHIBIT 7

Blue Water Aquatics, Inc.

5119 State Road 54  
New Port Richey, FL 34652  
+17278422100  
office@bluewateraquaticsinc.com  
www.bluewateraquaticsinc.com



Estimate

ADDRESS  
Preserve at South Branch CDD  
c/o Vesta Property Services, Inc.  
250 International Parkway, Suite 208  
Lake Mary, FL 32746

ESTIMATE                      FA-2025-1119  
DATE                            08/19/2025  
EXPIRATION DATE            10/19/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Fountain Repair			
	Fountain Repair Services	1	287.90	287.90
	FOUNTAIN FPC-A			
	Replace Motor Start Contactor			
	(Estimate Includes All Parts, Taxes & Labor)			

Please note: this is a preliminary ESTIMATE not a final invoice.  
Parts and materials required for the job will be ordered only after the  
estimate has been approved and any necessary deposits have been  
received.  
Work order will be dispatched once all required items are in hand.

SUBTOTAL	287.90
TAX	0.00
TOTAL	<b>\$287.90</b>

Accepted By

Accepted Date

EXHIBIT 8  
*PENDING*

EXHIBIT 9  
*PENDING*

# EXHIBIT 10

**The Preserve at South Branch  
Community Development District  
Performance Measures/Standards and Annual Reporting  
10/1/2024-9/30/2025**

**1) Public Meeting Compliance**

- a. Goal: Hold regular Board of Supervisors Meetings at least (4) times during FY 2025
- b. Measurement: Number of regular Board meetings held as verified with meeting minutes
- c. Achieved: Yes \_\_\_\_\_ No \_\_\_\_\_

**2) Access to Records Compliance**

- a. Goal: Ensure that meeting minutes and other public records are available and accessible to the public
- b. Measurement: District staff will review the district's website at least once every six months to verify documents or links are provided on the District's website
- c. Achieved: Yes \_\_\_\_\_ No \_\_\_\_\_

**3) District Engineer Site Inspection**

- a. Goal: Ensure the District Engineer conducts an annual inspection of the infrastructure owned by the district
- b. Measurement: The District Engineer will submit a complete report to the Board by September 30, 2025.
- c. Achieved: Yes \_\_\_\_\_ No \_\_\_\_\_

**4) Annual Budget Preparation**

- a. Goal: Approve the preliminary budget for FY 2025/26 by June 15, 2025, set by Florida Statute, and Adopt the final budget for FY 2025/26 by September 30, 2025, set by Florida Statute
- b. Measurement: Preliminary budget for FY 2025/26 approved and final budget adopted by dates set by Florida Statute
- c. Achieved: Yes \_\_\_\_\_ No \_\_\_\_\_

**5) Financial Audit**

- a. Goal: Accept the FY 2023/24 annual audit by July 15, 2025
- b. Measurement: Whether the Board approves a motion to accept the annual audit before July 15, 2025
- c. Achieved: Yes \_\_\_\_\_ No \_\_\_\_\_

**Statutory Requirement:** 189.0694 Special districts; performance measures and standards.

(1) Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved.

(2) By December 1 of each year thereafter, each special district must publish an annual report on the district's website describing: (a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination. (b) Any goals or objectives the district failed to achieve.



# EXHIBIT 11

**The Preserve at South Branch  
Community Development District  
Performance Measures/Standards and Annual Reporting  
10/1/2025-9/30/2026**

**1) Public Meeting Compliance**

- a. Goal: Hold regular Board of Supervisors Meetings at least (4) times during FY 2026
- b. Measurement: Number of regular Board meetings held as verified with meeting minutes
- c. Achieved: Yes \_\_\_\_\_ No \_\_\_\_\_

**2) Access to Records Compliance**

- a. Goal: Ensure that meeting minutes and other public records are available and accessible to the public
- b. Measurement: District staff will review the District's website at least once every six months to verify documents or links are provided on the District's website
- c. Achieved: Yes \_\_\_\_\_ No \_\_\_\_\_

**3) District Engineer Site Inspection**

- a. Goal: Ensure the District Engineer conducts an annual inspection of the infrastructure owned by the District
- b. Measurement: The District Engineer will submit a complete report to the Board by September 30, 2026.
- c. Achieved: Yes \_\_\_\_\_ No \_\_\_\_\_

**4) Annual Budget Preparation**

- a. Goal: Approve the preliminary budget for FY 2026/27 by June 15, 2026, set by Florida Statute, and Adopt the final budget for FY 2026/27 by September 30, 2026, set by Florida Statute
- b. Measurement: Preliminary budget for FY 2026/27 approved and final budget adopted by dates set by Florida Statute
- c. Achieved: Yes \_\_\_\_\_ No \_\_\_\_\_

**5) Financial Audit**

- a. Goal: Accept the FY 2024/25 annual audit by July 15, 2026
- b. Measurement: Whether the Board approves a motion to accept the annual audit before July 15, 2026
- c. Achieved: Yes \_\_\_\_\_ No \_\_\_\_\_

**Statutory Requirement:** 189.0694 Special Districts; performance measures and standards.

(1) Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each Special District must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved.

(2) By December 1 of each year thereafter, each special district must publish an annual report on the district's website describing: (a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination. (b) Any goals or objectives the district failed to achieve.

# EXHIBIT 12



3. Public Comments

Mr. Carr requested PORTER SERVICES CONTRACTED line item be increased to \$11,000.00 to align with current services provided. The Board concurred with the increase and discussed moving \$2,000.00 from MISC FIELD SERVICES/CONTINGENCY to PORTER SERVICES CONTRACTED.

Supervisors responded to a question on the HOA assessment increase by explaining the infrastructure maintained by the CDD, the different levying methods the two entities used, and the increase in CDD assessments for FY 2026 due to Supervisors desire to fully fund the Capital Reserve Fund so that the residents would not be hit by a big increase in assessments in the years when District infrastructure repairs and replacements are necessary. Road resurfacing was cited as an example of an infrastructure replacement.

4. Close Public Hearing

On a MOTION by Mr. Handrick, Jr., SECONDED by Dr. Silverstein, WITH ALL IN FAVOR, the Board approved closing the FY 2026 Budget Public Hearing, for The Preserve at South Branch Community Development District.

**B. FY 2026 Assessment Public Hearing**

1. Open Public Hearing

On a MOTION by Mr. Snyder, SECONDED by Mr. Howard, WITH ALL IN FAVOR, the Board approved opening the FY 2026 Assessment Public Hearing, for The Preserve at South Branch Community Development District.

2. Exhibit 1: Presentation of FY 2026 Assessment Allocation

Assessments will be increasing between 8% and 11.7% depending on lot size. Supervisors explained that assessments are based on the frontage length of the lot and the bond series used for the development phase the lot was in, and include the Operations and Maintenance portion (which varies and is controlled by the Board of Supervisors) and the debt service portion (which remains the same each year unless refinancing opportunities become available to lower the interest rate).

3. Public Comments

There being none, the next item followed.

4. Close Public Hearing

On a MOTION by Mr. Snyder, SECONDED by Mr. Howard, WITH ALL IN FAVOR, the Board approved closing the FY 2026 Assessment Public Hearing, for The Preserve at South Branch Community Development District.

**C. Exhibit 2: Consideration of Resolution 2025-11, Adopting FY 2025-2026 Budget**

The budget was amended as follows:

- 79                   •       PORTER SERVICES CONTRACTED increased to \$11,000.00
- 80                   •       MISC FIELD SERVICES/CONTINGENCY decreased to \$17,500.00

81   On a MOTION by Mr. Snyder, SECONDED by Mr. Abercrombie, WITH ALL IN FAVOR, the  
82   Board adopted **Resolution 2025-11, Adopting FY 2025-2026 Budget as amended**, for The  
83   Preserve at South Branch Community Development District.

- 84                   D.       Exhibit 3: Consideration of **Resolution 2025-12, Providing for the Collection**  
85                             **and Enforcement of Special Assessments for FY 2025-2026**

86   On a MOTION by Mr. Snyder, SECONDED by Mr. Handrick, Jr., WITH ALL IN FAVOR, the  
87   Board adopted **Resolution 2025-12, Providing for the Collection and Enforcement of Special**  
88   **Assessments for FY 2025-2026**, for The Preserve at South Branch Community Development  
89   District.

90   **FOURTH ORDER OF BUSINESS:                   Reports**

- 91                   A.       Exhibit 4: District Engineer – *Jerry Whited, BDI*

92                   Mr. Whited discussed Pasco County's new portal for submitting maintenance  
93                   request, and the Phase 1 turnover. He noted that Pasco County had been more  
94                   responsive, they appear to have completed the site inspections and there should be  
95                   an update from them by end of week. Ms. Moczynski added that Touchpoint is  
96                   aware that Pasco County has submitted work orders to make the repairs for the  
97                   crosswalk and truncated domes. The right-of-way runs from curb to curb for  
98                   Pasco County maintenance responsibility. The CDD is responsible for the  
99                   stormwater system as part of the environmental resource permit.

100                  Mr. Whited advised of multiple reports for a washout behind the curb near the  
101                  pump station in phase II on South Branch Blvd. Site Masters was previously  
102                  engaged to repair the valley gutter on Living Coral for \$5,000 and the project was  
103                  completed to satisfaction. He asked the Board to consider engaging Site Masters  
104                  for the South Branch Blvd. repair and will forward the proposal to staff for  
105                  execution.

106   On a MOTION by Mr. Snyder, SECONDED by Mr. Abercrombie, WITH ALL IN FAVOR, the  
107   Board approved the curb inlet repair on South Branch Blvd. in an amount not to exceed \$5,000.00,  
108   for The Preserve at South Branch Community Development District.

109                  Mr. Whited added that the valley gutter on Living Coral was replaced and a wash  
110                  out behind a curb inlet due to grout failure were completed to satisfaction.

- 111                  B.       Exhibit 5: Review of Field Services Requests/Responses (6/29 – 7/28)

112                  Mr. Beckett reviewed this item with Supervisors. Vendors were acknowledged  
113                  for their prompt responses and courtesy work. Wetland maintenance was  
114                  discussed. Encroachment onto private and CDD maintained property can be cut  
115                  back to the wetland setback line. Mr. Burnite explained that activities in the  
116                  wetlands area were regulated by SWFWMD permits and only allowed for the  
117                  removal of invasive and exotic vegetation with authorization, otherwise the  
118                  wetlands and the setbacks are to be left undisturbed in their natural condition.

Mr. Whited will follow up on the valley gutter repair request.

C. Exhibit 6: Aquatic – *Chuck Burnite, GHS Environmental*

Mr. Burnite presented the Aquatic Report. He informed the Board that the control structure maintenance will begin in the next couple weeks. The fish kill and additional treatment options for algae control were discussed.

D. Exhibit 7: Landscape – *Eddie Navarro, Cepra*

A Cepra representative was not present.

~~1. Consideration of Cepra Landscape Proposals~~

There being none, the next item followed.

E. Exhibit 8: Fountains – *Chris Thompson/Virgil Stoltz, Blue Water Aquatics*

Mr. Thompson presented the Fountains Report, provided a progress report on the SOX repair on FCP-E, and responded to Supervisor questions regarding watering the sod, the timing for the roundabout lights, the installation of an overload protection device for FPC-A, the ongoing repairs for pond 7.

1. Exhibit 9: Review of Fountain Expenditures

It was clarified that aluminum wiring is the industry standard, and that the junction/splice was the issue, not the wire itself. Mr. Thompson explained about the joints being weather resistant but not waterproof and since the splices were installed in irrigation boxes a foot below grade which fill up with water, they should have an epoxy coating to limit water intrusion.

2. Exhibit 10: Consideration of Blue Water Aquatics Proposal # FA2025-1114 to replace Fountain 7 Motor - \$2,668.50

The manufacture already replaced the original motor under warranty and will not send another motor under warranty. The wiring drawing high amperage appears to be the cause of the recent motor failure. Mr. Thompson recommended a new fountain system.

This item was tabled pending a proposal for a new fountain system for pond 7.

The water quality in the roundabout fountain was discussed. A proposal for a chlorinator for the roundabout fountain was requested. Surrounding Palms were also noted as a factor affecting water quality. A proposal to perform weekly maintenance on the roundabout fountain was requested.

Mr. Thompson informed the Board that the fountains in Mit 1, and Ponds 10, 9 and 3 have original motors.

F. District Counsel – *Lindsay Moczynski, Kilinski Van Wyk PLLC*

Ms. Moczynski advised that DR Horton's attorney has not responded to further inquiries regarding FPC-E. Mr. Whited volunteered to discuss the possibility of construction defects with Mr. Brletic. Ms. Moczynski suggested that would be advisable and the Board could discuss this further if District Engineer considered

a claim worth pursuing. Ms. Moczynski would also provide referrals for a construction attorney if needed as that is not her firm's area of expertise.

Ms. Moczynski relayed that she had communicated with Mr. Burnite regarding the wetland mitigation and he'll have numbers for the Board soon.

G. District Manager – *Heath Beckett, Vesta District Services*

Mr. Beckett reminded Supervisors of the fines that would be imposed if the required annual financial reports (Form 1) was not received by the Florida Commission on Ethics by September 1.

1. Exhibit 10: Consideration of **Resolution 2025-13, Setting FY 2026 Meeting Schedule**

Regular CDD meetings in FY 2026 will be held at **4 p.m. at Springhill Suites Tampa Suncoast Parkway 16615 Crosspointe Run, Land O'Lakes, FL 34638** on the following dates:

October 2, 2025

November 6, 2025

December 4, 2025

January – no meeting

February 5, 2026

March 5, 2026

April 2, 2026

May 7, 2026

June 4, 2026

July 2, 2026

August 6, 2026

September 3, 2026

On a MOTION by Mr. Snyder, SECONDED by Mr. Handrick, Jr., OPPOSED by Mr. Abercrombie, the Board adopted **Resolution 2025-13, Setting FY 2026 Meeting Schedule as approved**, for The Preserve at South Branch Community Development District.

Mr. Abercrombie voiced his desire to have morning meetings.

2. Discussion on Banking Options for Capital Reserve Fund

The Board directed staff to transfer the reserve fund to an interest-bearing Money Market account.

3. Exhibit 12: Field Services Report – *Michael Bush, Vesta District Services*

Mr. Beckett provided an update on the slide, which was ordered, but will take 8 weeks to be molded and shipped.

*Quorum held when Mr. Snyder and Mr. Abercrombie left the meeting at 7:36 p.m.*

a. Consideration of Illuminations Holiday Lighting Proposals

- i. Exhibit 13: Holiday Lighting 2025-2028 - \$5,000.00 - \$13,050.00



201                    *Mr. Snyder returned at 7:37 p.m. followed by Mr. Abercrombie.*

On a MOTION by Dr. Silverstein, SECONDED by Mr. Howard, OPPOSED by Mr. Abercrombie, the Board approved Illuminations Holiday Lighting to install permanent landscape lighting and track lighting, per the two presented proposals, for a total amount of \$40,670.00, for The Preserve at South Branch Community Development District.

208 There being none, the next item followed.

214 C. Exhibit 18: Ratification of Blue Water Aquatics Proposal #FA-2025-1111 to  
215 Replace Fountain 7 Contactor - \$413.00

226           There being none, the next item followed.

231 The Preserve at South Branch Community Development District's next meeting is scheduled for  
232 ~~4:00 p.m.~~ 9:00 a.m. on September 2, 2025 at Springhill Suites Tampa Suncoast Parkway, 16615  
233 Crosspointe Run, Land O'Lakes, FL 34638.

234 Board consensus was to move the September 2, 2025 meeting to 9:00 a.m.

235 All Supervisors confirmed their intent to attend in person.

236 **TENTH ORDER OF BUSINESS: Adjournment**

237 On a MOTION by Mr. Handrick, Jr., SECONDED by Mr. Abercrombie, WITH ALL IN FAVOR,  
238 the Board adjourned the meeting at 7:53 p.m., for The Preserve at South Branch Community  
239 Development District.

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

243 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
244 **noticed meeting held on September 2, 2025.**

245 \_\_\_\_\_  
246 ☐ Heath Beckett, Secretary

247 ☐ \_\_\_\_\_, Assistant Secretary

\_\_\_\_\_

☐ Anthony Snyder, Chair

☐ Rob Howard, Vice Chair

# EXHIBIT 13

# *The Preserve at South Branch Community Development District*

## *Financial Statements (Unaudited)*

*July 31, 2025*



**The Preserve at South Branch CDD**  
**Balance Sheet**  
**July 31, 2025**

	General Fund	Capital Reserve Fund	Debt Service 2018	Debt Service 2019	Debt Service 2021	TOTAL
<b>1 ASSETS</b>						
2 OPERATING ACCOUNT	\$ 703,397	\$ -	\$ -	\$ -	\$ -	\$ 703,397
3 CASH - DEBIT CARD	-	-	-	-	-	-
4 UNDEPOSITED FUNDS	-	-	-	-	-	-
5 TRUST ACCOUNTS						
6 REVENUE FUND	-	-	224,031	303,546	158,151	685,729
7 RESERVE FUND	-	-	131,656	178,475	217,050	527,181
8 SINKING FUND	-	-	-	-	-	-
9 INTEREST FUND	-	-	-	-	-	-
10 2021 ACQ & CONS	-	-	-	-	26,756	26,756
11 ACCOUNTS RECEIVABLE	1,280	-	-	-	-	1,280
12 ON ROLL ASSESSMENTS RECEIVABLE	-	-	-	-	-	-
13 DUE FROM OTHER SOURCES	-	54,656	4,548	6,161	7,484	72,849
14 PREPAID EXPENSES	2,363	-	-	-	-	2,363
15 DEPOSITS	4,509	-	-	-	-	4,509
<b>16 TOTAL ASSETS</b>	<b>\$ 711,549</b>	<b>\$ 54,656</b>	<b>\$ 360,236</b>	<b>\$ 488,182</b>	<b>\$ 409,442</b>	<b>\$ 2,024,065</b>
<b>17 LIABILITIES</b>						
18 ACCOUNTS PAYABLE	\$ 22,540	\$ -	\$ -	\$ -	\$ -	\$ 22,540
19 SALES TAX	-	-	-	-	-	-
20 ACCRUED EXPENSES	-	-	-	-	-	-
21 DEFERRED REVENUE (ON-ROLL)	-	-	-	-	-	-
22 OTHER DEFERRED REVENUE	-	-	-	-	-	-
23 DUE TO OTHER SOURCES	72,849	-	-	-	-	72,849
<b>24 TOTAL LIABILITIES</b>	<b>95,389</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>95,389</b>
<b>25 FUND BALANCE</b>						
26 NONSPENDABLE						
27 PREPAID & DEPOSITS	6,872	-	-	-	-	6,872
28 CAPITAL RESERVES	-	-	-	-	-	-
29 OPERATING CAPITAL	-	-	-	-	-	-
30 UNASSIGNED	609,288	54,656	360,236	488,182	409,442	1,921,804
<b>31 TOTAL FUND BALANCE</b>	<b>616,161</b>	<b>54,656</b>	<b>360,236</b>	<b>488,182</b>	<b>409,442</b>	<b>1,928,676</b>
<b>32 TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 711,549</b>	<b>\$ 54,656</b>	<b>\$ 360,236</b>	<b>\$ 488,182</b>	<b>\$ 409,442</b>	<b>\$ 2,024,065</b>

**The Preserve at South Branch CDD**  
**General Fund**  
**Statement of Revenue, Expenditures and Changes in Fund Balance**  
**For the period from October 1, 2024 to July 31, 2025**

	<b>FY 2025 Adopted Budget</b>	<b>FY 2025 Month of July</b>	<b>FY 2025 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>
<b>1 REVENUE</b>					
2 SPECIAL ASSESSMENTS	\$ 1,001,140	\$ -	\$ 1,004,094	\$ 2,954	100%
3 SPECIAL ASSESSMENT EXCESS FEES	-	-	-	-	
4 DEVELOPER FUNDING	-	-	-	-	
5 MISCELLANEOUS (CONTRIBUTIONS FROM POA)	22,125	-	6,114	(16,011)	28%
<b>6 TOTAL REVENUE</b>	<b>\$ 1,023,265</b>	<b>\$ -</b>	<b>\$ 1,010,207</b>	<b>\$ (13,058)</b>	<b>99%</b>
<b>7 EXPENDITURES</b>					
<b>8 ADMINISTRATIVE</b>					
9 SUPERVISORS FEE-REGULAR MEETINGS	\$ 13,000	\$ 800	\$ 9,000	\$ (4,000)	69%
10 MANAGEMENT CONSULTING SERVICES	15,450	1,288	12,875	(2,575)	83%
11 ADMINISTRATIVE SERVICES	11,330	944	9,442	(1,888)	83%
12 ACCOUNTING SERVICES	11,330	944	9,442	(1,888)	83%
13 DISSEMINATION AGENT	2,500	-	2,500	-	100%
14 ASSESSMENT ROLL PREPARATION	5,500	458	4,583	(917)	83%
15 MASS MAILING	1,500	1,394	1,394	(106)	93%
16 MEETING ROOM RENTAL	3,000	183	1,967	(1,033)	66%
17 BANKING FEES	375	-	-	(375)	0%
18 AUDITING	3,900	-	3,600	(300)	92%
19 REGULATORY AND PERMIT FEES	175	-	175	-	100%
20 TAX COLLECTOR/PROPERTY APPRAISER FEES	600	-	1,010	410	168%
21 LEGAL ADVERTISEMENTS	1,200	365	1,702	502	142%
22 ENGINEERING SERVICES	14,000	1,950	27,458	13,458	196%
23 COUNTY ROAD CONVEYANCE	15,000	-	226	(14,774)	2%
24 LEGAL SERVICES	20,000	312	9,686	(10,315)	48%
25 TRUSTEE FEES	12,500	-	12,575	75	101%
26 ARBITRAGE	1,000	-	650	(350)	65%
27 WEBSITE ADMINISTRATION	2,015	-	1,515	(500)	75%
28 RESERVE STUDY	5,000	-	-	(5,000)	0%
29 MISCELLANEOUS	500	-	113	(387)	23%
<b>30 TOTAL ADMINISTRATIVE</b>	<b>139,875</b>	<b>8,638</b>	<b>109,911</b>	<b>(29,964)</b>	<b>79%</b>
<b>31 INSURANCE</b>					
32 INSURANCE - GENERAL LIABILITY	16,000	-	15,192	(808)	95%
<b>33 TOTAL INSURANCE</b>	<b>16,000</b>	<b>-</b>	<b>15,192</b>	<b>(808)</b>	<b>95%</b>
<b>34 UTILITIES</b>					
35 UTILITY	75,000	2,703	28,113	(46,887)	37%
36 STREETLIGHTS	199,100	13,130	132,975	(66,125)	67%
37 RECLAIMED WATER	5,000	434	3,591	(1,409)	72%
<b>38 TOTAL UTILITIES</b>	<b>279,100</b>	<b>16,267</b>	<b>164,679</b>	<b>(114,421)</b>	<b>59%</b>

**The Preserve at South Branch CDD**  
**General Fund**  
**Statement of Revenue, Expenditures and Changes in Fund Balance**  
**For the period from October 1, 2024 to July 31, 2025**

39	<b>FIELD OPERATIONS</b>					
40	FIELD OPERATIONS	3,890	324	3,242	(648)	83%
41	AQUATIC MAINTENANCE	22,500	1,875	72,518	50,018	322%
42	WETLAND MONITORING	9,500	-	-	(9,500)	0%
43	WETLAND MAINTENANCE	78,480	-	-	(78,480)	0%
44	FOUNTAIN MAINTENANCE & REPAIR	34,200	-	24,481	(9,719)	72%
45	ACCESS CONTROL	7,000	-	-	(7,000)	0%
46	PARK MAINTENANCE	9,000	714	7,337	(1,663)	82%
47	ENTRANCE, GATE & WALLS MAINTENANCE	5,000	-	-	(5,000)	0%
48	LANDSCAPE MAINTENANCE	300,785	24,695	249,940	(50,845)	83%
49	LANDSCAPE REPLACEMENT/REPAIRS	37,635	-	18,854	(18,781)	50%
50	IRRIGATION REPAIRS	4,000	-	8,558	4,558	214%
51	MULCH	12,000	-	6,401	(5,599)	53%
52	ANNUAL FLOWER ROTATION	8,000	-	5,982	(2,018)	75%
53	HOLIDAY LIGHTING	5,000	-	5,000	-	100%
54	SECURITY	10,000	696	6,032	(3,968)	60%
55	PRESSURE WASHING	5,000	-	3,060	(1,940)	61%
56	STORMWATER INFRASTRUCTURE MAINTENANCE	5,000	-	-	(5,000)	0%
57	POND BANK REPAIR, MAINTENANCE & PLANTINGS	2,800	-	1,855	(945)	66%
58	SIDEWALK MAINTENANCE	3,000	-	-	(3,000)	0%
59	ROADWAY & SIGNAGE MAINTENANCE	3,000	-	17,630	14,630	588%
60	PLAYGROUND MAINTENANCE	1,000	-	-	(1,000)	0%
61	FENCE MAINTENANCE	2,000	-	298	(1,702)	15%
62	MISC FIELD SERVICES/CONTINGENCY	19,500	8,100	15,686	(3,814)	80%
63	<b>TOTAL FIELD OPERATIONS</b>	<b>588,290</b>	<b>36,405</b>	<b>446,875</b>	<b>(141,415)</b>	<b>76%</b>
64	<b>TOTAL EXPENDITURES</b>	<b>\$ 1,023,265</b>	<b>\$ 61,309</b>	<b>\$ 736,657</b>	<b>\$ (286,608)</b>	<b>72%</b>
65	<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>0</b>	<b>(61,309)</b>	<b>273,550</b>	<b>273,550</b>	
66	<b>OTHER FINANCING SOURCES &amp; USES</b>					
67	TRANSFERS IN	-	-	-	-	
68	TRANSFERS OUT	-	-	-	-	
69	<b>TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
70	FUND BALANCE - BEGINNING - UNAUDITED	159,751		342,611	182,860	
71	NET CHANGE IN FUND BALANCE	0	(61,309)	273,550	273,550	
72	<b>FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 159,751</b>		<b>\$ 616,161</b>	<b>\$ 456,410</b>	
73	<b>ANALYSIS OF FUND BALANCE</b>					
74	NONSPENDABLE					
75	PREPAID & DEPOSITS	6,872		6,872		
76	CAPITAL RESERVES					
77	OPERATING CAPITAL	-		-		
78	UNASSIGNED	152,878		609,288		
79	<b>TOTAL FUND BALANCE</b>	<b>\$ 159,751</b>		<b>\$ 616,161</b>		

**The Preserve at South Branch CDD**  
**Capital Reserve Fund (CRF)**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2024 to July 31, 2025**

	<b>FY 2025 Amended Budget</b>	<b>FY 2025 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 27,300	\$ 27,381	\$ 81
3 INTEREST & MISCELLANEOUS	-	-	-
<b>4 TOTAL REVENUE</b>	<b>27,300</b>	<b>27,381</b>	<b>81</b>
<b>5 EXPENDITURES</b>			
6 FUND BALANCE CONTRIBUTION	27,300		
7 CONTINGENCY	-	-	-
<b>8 TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>9 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>27,300</b>	<b>27,381</b>	<b>81</b>
<b>10 OTHER FINANCING SOURCES &amp; USES</b>			
11 TRANSFERS IN	-	-	
12 TRANSFERS OUT	-	-	
<b>13 TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>-</b>	<b>-</b>
14 FUND BALANCE - BEGINNING		27,276	<b>27,276</b>
15 NET CHANGE IN FUND BALANCE	27,300	27,381	81
<b>16 FUND BALANCE - ENDING</b>	<b>\$ 27,300</b>	<b>\$ 54,656</b>	<b>\$ 27,356</b>
<b>17 ANALYSIS OF FUND BALANCE</b>			
18 ASSIGNED			
19 FUTURE CAPITAL IMPROVEMENTS	-	-	
20 WORKING CAPITAL	-	-	
21 UNASSIGNED	27,300	54,656	
<b>22 FUND BALANCE - ENDING</b>	<b>\$ 27,300</b>	<b>\$ 54,656</b>	



**The Preserve at South Branch CDD**  
**Debt Service Fund- Series 2018**  
**Statement of Revenue, Expenses and Changes in Fund Balance**  
**For the period from October 1, 2024 to July 31, 2025**

	<b>FY 2025 Adopted Budget</b>	<b>FY 2025 Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 263,350	\$ 264,127	\$ 777
3 SPECIAL ASSESSMENTS - EXCESS FEES	-	-	-
4 INTEREST REVENUE	-	10,058	10,058
<b>5 TOTAL REVENUE</b>	<b>263,350</b>	<b>274,185</b>	<b>10,835</b>
<b>6 EXPENDITURES</b>			
7 INTEREST EXPENSE			
8 November 1, 2024	93,763	95,425	(1,662)
9 May 1, 2025		93,763	(93,763)
10 November 1, 2025	93,763	-	93,763
11 PRINCIPAL RETIREMENT			
12 November 1, 2024	75,000	70,000	5,000
<b>13 TOTAL EXPENDITURES</b>	<b>262,526</b>	<b>259,188</b>	<b>(3,339)</b>
<b>14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>824</b>	<b>14,998</b>	<b>14,174</b>
<b>15 OTHER FINANCING SOURCES (USES)</b>			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	-	-
<b>18 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
19 FUND BALANCE - BEGINNING	321,695	345,238	23,543
20 NET CHANGE IN FUND BALANCE	824	14,998	14,174
<b>21 FUND BALANCE - ENDING</b>	<b>\$ 322,519</b>	<b>\$ 360,236</b>	<b>\$ 37,717</b>

**The Preserve at South Branch CDD**  
**Debt Service Fund- Series 2019**  
**Statement of Revenue, Expenses and Changes in Fund Balance**  
**For the period from October 1, 2024 to July 31, 2025**

	<b>FY 2025 Adopted Budget</b>	<b>FY 2025 Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 357,357	\$ 358,412	\$ 1,054
3 SPECIAL ASSESSMENTS - EXCESS FEES	-	-	-
4 INTEREST REVENUE	-	13,318	13,318
<b>5 TOTAL REVENUE</b>	<b>357,357</b>	<b>371,730</b>	<b>14,373</b>
<b>6 EXPENDITURES</b>			
7 INTEREST EXPENSE			
8 November 1, 2024	111,363	113,475	(2,112)
9 May 1, 2025	-	111,363	(111,363)
10 November 1, 2025	111,363	-	111,363
11 PRINCIPAL RETIREMENT			
12 November 1, 2024	130,000	130,000	-
<b>13 TOTAL EXPENDITURES</b>	<b>352,726</b>	<b>354,838</b>	<b>2,112</b>
<b>14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>4,631</b>	<b>16,892</b>	<b>12,261</b>
<b>15 OTHER FINANCING SOURCES (USES)</b>			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	-	-
<b>18 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
19 FUND BALANCE - BEGINNING	444,525	471,289	26,764
20 NET CHANGE IN FUND BALANCE	4,631	16,892	12,261
<b>21 FUND BALANCE - ENDING</b>	<b>\$ 449,156</b>	<b>\$ 488,182</b>	<b>\$ 39,025</b>

**The Preserve at South Branch CDD**  
**Debt Service Fund- Series 2021**  
**Statement of Revenue, Expenses and Changes in Fund Balance**  
**For the period from October 1, 2024 to July 31, 2025**

	<b>FY 2025 Adopted Budget</b>	<b>FY 2025 Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 434,100	435,381	\$ 1,281
3 SPECIAL ASSESSMENTS - EXCESS FEES	-	-	-
4 INTEREST REVENUE	-	12,319	12,319
<b>5 TOTAL REVENUE</b>	<b>434,100</b>	<b>447,699</b>	<b>13,599</b>
<b>6 EXPENDITURES</b>			
7 INTEREST EXPENSE			
8 November 1, 2024	132,450	132,450	-
9 May 1, 2025		132,450	(132,450)
10 November 1, 2025	130,325	-	130,325
11 PRINCIPAL RETIREMENT			
12 May 1, 2025	170,000	170,000	-
<b>13 TOTAL EXPENDITURES</b>	<b>432,775</b>	<b>434,900</b>	<b>2,125</b>
<b>14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>1,325</b>	<b>12,799</b>	<b>11,474</b>
<b>15 OTHER FINANCING SOURCES (USES)</b>			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	(7,959)	(7,959)
<b>18 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(7,959)</b>	<b>(7,959)</b>
19 FUND BALANCE - BEGINNING	366,400	377,845	11,445
20 NET CHANGE IN FUND BALANCE	1,325	4,840	3,515
<b>21 FUND BALANCE - ENDING</b>	<b>\$ 367,725</b>	<b>382,685</b>	<b>\$ 14,960</b>

The Preserve at South Branch CDD  
Check Register - FY 2025

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
09/30/2024		EOY Balance				361,996.34
10/02/2024	01ACH100224	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 08/06/24-09/05/24		7,534.42	354,461.97
10/02/2024	100337	Blue Water Aquatics, Inc.	Invoice: 32439 (Reference: Fountain Services & Splice Kit. ) Invoice: 32394 (Reference: Founta...		7,723.29	346,738.68
10/02/2024	100338	Pasco Sheriff's Office	Invoice: I-202410-11158 (Reference: Security Services 9.24. )		696.00	346,042.68
10/02/2024	100339	Office Pride Commercial Cleaning Services	Invoice: Inv-225462 (Reference: Porter Services 10.24. )		649.50	345,393.18
10/02/2024	100340	Brietic Dvorak, Inc	Invoice: 1645 (Reference: Project Mananger 9.24. )		1,925.00	343,468.18
10/02/2024	100341	GHS Environmental	Invoice: 2024-603 (Reference: Aquatic Maintenance 2024-2025. )		1,875.00	341,593.18
10/04/2024	01ACH100424	Duke Energy	000 State Road 54 LITE S Branch RDWY 08.076.24-09.06.24		3,970.68	337,622.50
10/07/2024	1444	Anthony Snyder	BOS Meeting 10/01/24		200.00	337,422.50
10/07/2024	1445	David H. Silverstein	BOS Meeting 10/01/24		200.00	337,222.50
10/07/2024	1446	Jules C. Abercrombie	BOS Meeting 10/01/24		200.00	337,022.50
10/07/2024	1447	Robert Howard	BOS Meeting 10/01/24		200.00	336,822.50
10/09/2024	01ACH100924	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 08.15.24-09.14.24		869.44	335,953.06
10/09/2024	02ACH100924	Duke Energy	00000 S Branch Blvd 4B 08.15.24-09.14.24		661.18	335,291.88
10/09/2024	03ACH100924	Duke Energy	00 South Branch Blvd. LITE 08.15.24-09.14.24		834.73	334,457.15
10/16/2024	100343	Vesta District Services	Invoice: 422546 (Reference: Monthly Mgmt Fees - Oct 2024. )		3,958.33	330,498.82
10/21/2024	100344	Business Observer	Invoice: 24-01869P (Reference: Legal Advertising. )		210.00	330,288.82
10/22/2024	1448	Egis Insurance & Risk Advisors	Insurance FY Policy #100124331 10/01/24 - 10/01/25		15,192.00	315,096.82
10/23/2024	01ACH102324	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 08.16.24-9.17.24		18.24	315,078.58
10/23/2024	02ACH103124	Pasco County - Utilities Services	3048 Suncoast Blend Dr 08.16.24 - 08.17.24		31.98	315,046.60
10/23/2024	03ACH102324	Pasco County - Utilities Services	16546 Secret Meadow Dr. 08.16.24 - 08.17.24		10.44	315,036.16
10/23/2024	04ACH102324	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 08.16.24 - 09.17.24		622.44	314,413.72
10/24/2024	01ACH102424	Duke Energy	15501 SWEET SPRINGS BN 09/04/24-10/01/24 (Fountain)		334.22	314,079.50
10/24/2024	02ACH102424	Duke Energy	3194 TUSCON WIND PL 09/04/24-10/01/24 (Fountain)		196.10	313,883.40
10/24/2024	03ACH102424	Duke Energy	15883 Deep Ravine Ln- Fountain 09/04/24-10.01/24		58.84	313,824.56
10/24/2024	04ACH102424	Duke Energy	3234 LIVING CORAL DR 09/04/24-10/01/24 (Fountain)		381.02	313,443.54
10/24/2024	05ACH102424	Duke Energy	16090 Secret Meadow Dr- Fountain 09/04/24-10/01/24		167.94	313,275.60
10/24/2024	06ACH102424	Duke Energy	2539 S Branch Blvd- Fountain 09/04/24-10/01/24		223.66	313,051.94
10/24/2024	07ACH102424	Duke Energy	2853 Suncoast Blend Dr- Fountain 09/04/24-10/01/24		30.80	313,021.14
10/24/2024	08ACH102424	Duke Energy	2887 Living Coral Dr - Fountain 09/04/24-10/01/24		38.45	312,982.69
10/24/2024	09ACH102424	Duke Energy	16236 Weathered Windmill TE- Irrigation 09/04/24-10/01/24		30.80	312,951.89
10/24/2024	10ACH102424	Duke Energy	3003 S Branch Blvd Access and B&B Ct 09.04.24-10.01.24		30.80	312,921.09
10/24/2024	11ACH102424	Duke Energy	16108 Tuscany Hillside Rd- Fountain 09/04/24-10/01/24		124.10	312,796.99
10/24/2024	12ACH102424	Duke Energy	2574 Storybrook Preserve Dr- Fountain 09/04/24-10/01/24		30.80	312,766.19
10/24/2024	13ACH102424	Duke Energy	3000 Living Coral Dr - irrigation 09/04/24-10/01/24		30.80	312,735.39
10/24/2024	14ACH102424	Duke Energy	3246 Living Coral Dr- Irrigation 09/04/24-10/01/24		30.80	312,704.59
10/24/2024	15ACH102424	Duke Energy	16080 Tuscany Hillside Rd- Fountain 09/04/24-10/01/24		30.80	312,673.79
10/24/2024	16ACH102424	Duke Energy	16159 SOFT FERN TRCE 09/04/24-10/01/24 (Fountain)		148.29	312,525.50
10/24/2024	17ACH102424	Duke Energy	2069 S Branch Blvd- Entrance 09/04/24-10/01/23		30.80	312,494.70
10/25/2024	01ACH102524	Duke Energy	3410 S BRANCH BLVD 09/04/24-10.01/24 (Fountain)		158.84	312,335.86
10/25/2024	02ACH102524	Duke Energy	15935 Deep Ravine Ln - Fountain 09/04/24-10/01/24		135.68	312,200.18
10/25/2024	100345	Cepra Landscape	Invoice: TP44637 (Reference: Landscape Maint. October 2024. )		24,695.00	287,505.18
10/25/2024	100346	GHS Environmental	Invoice: 2024-650 (Reference: Aquatic Maintenance Oct. 2024. )		1,875.00	285,630.18
10/28/2024	01ACH102824	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 09/06/24 - 10/03/24		7,534.42	278,095.76
10/28/2024	100347	Business Observer	Invoice: 24-01938P (Reference: Legal Advertising. )		70.00	278,025.76
10/29/2024	100348	Kass Shuler, PA	Invoice: 762131 (Reference: Legal Service 9.24. )		860.00	277,165.76
10/29/2024	100349	SchoolNow	Invoice: INV-SN-407 (Reference: Website Hosting. )		1,515.00	275,650.76
10/30/2024			Deposit	9,247.00		284,897.76
10/31/2024		End of Month		9,247.00	86,345.63	284,897.76

The Preserve at South Branch CDD  
Check Register - FY 2025

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
11/1/2024	01ACH110124	Duke Energy	000 State Road 54 LITE S Branch RDWY 09/06/24 - 10/03/24		3,970.68	280,927.08
11/4/2024	100350	Office Pride Commercial Cleaning Services	Invoice: Inv-229955 (Reference: Dog Waste Bags & Trash Bags. )		176.26	280,750.82
11/5/2024	100351	Blue Water Aquatics, Inc.	Invoice: 32598 (Reference: Fountain Inspection & Cleaning. )		550.00	280,200.82
11/5/2024	100352	Office Pride Commercial Cleaning Services	Invoice: Inv-230315 (Reference: Porter Services. )		649.50	279,551.32
11/6/2024	01ACH110624	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 9.15.24-10.15.24		869.44	278,681.88
11/6/2024	02ACH110624	Duke Energy	00000 S Branch Blvd 4B 9.15.24-10.15.24		661.18	278,020.70
11/6/2024	03ACH110624	Duke Energy	00 South Branch Blvd. LITE 9.15.24-10.15.24		834.73	277,185.97
11/6/2024			Deposit	178.09		277,364.06
11/6/2024			Deposit	20,664.37		298,028.43
11/7/2024	100353	Cepra Landscape	Invoice: TPA4728 (Reference: Annual replacement. )		1,800.00	296,228.43
11/7/2024	100354	Blue Water Aquatics, Inc.	Invoice: 32258 (Reference: Fountain Services. )		550.00	295,678.43
11/7/2024	100355	Pasco Sheriff's Office	Invoice: I-202411-11269 (Reference: 10/7/24 - 10/23/24. )		464.00	295,214.43
11/8/2024	100356	Cepra Landscape	Invoice: TPA4747 (Reference: Investigate Mailbox Over Saturation @ Canary Park 10/31/2024. )		744.00	294,470.43
11/8/2024	100357	Brietic Dvorak, Inc	Invoice: 1700 (Reference: Project Manager 10.24. )		2,712.50	291,757.93
11/8/2024	100358	Vesta District Services	Invoice: 423026 (Reference: Monthly DM Fees - Oct 2024. )		3,958.33	287,799.60
11/11/2024	1449	Mike Fasano, Pasco County Tax Collector			538.08	287,261.52
11/11/2024	1450	Anthony Snyder	BOS Meeting 11/05/24		200.00	287,061.52
11/11/2024	1451	David H. Silverstein	BOS Meeting 11/05/24		200.00	286,861.52
11/11/2024	1452	Jules C. Abercrombie	BOS Meeting 11/05/24		200.00	286,661.52
11/11/2024	1453	Robert Howard	BOS Meeting 11/05/24		200.00	286,461.52
11/12/2024	1454	Thomas Handrick, Jr.	BOS Meeting 11/05/24		200.00	286,261.52
11/12/2024	1158	South Branch Town Center Property Owners.		21,629.00		307,890.52
11/13/2024	100359	Business Observer	Invoice: 24-02070P (Reference: Legal Advertising. )		115.94	307,774.58
11/14/2024	100360	Vesta District Services	Invoice: 423127 (Reference: Billable Expenses - Oct 2024. )		366.00	307,408.58
11/14/2024	100361	LLS Tax Solutions, Inc	Invoice: 003548 (Reference: Arbitrage Services - Special Assessments Refunding Bonds, Rebate Req...		650.00	306,758.58
11/14/2024			Deposit	91,451.81		398,210.39
11/19/2024	100362	09000 Consulting, LLC	Invoice: 10098 (Reference: Remove Signs & Install New Signs. )		4,990.00	393,220.39
11/19/2024	100363	Cepra Landscape	Invoice: TPA4790 (Reference: Monthly Landscape - 11.24. )		24,695.00	368,525.39
11/21/2024	03ACH112124	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 9.17.24 - 10.17.24		6.48	368,518.91
11/21/2024			Deposit	53,403.32		421,922.23
11/25/2024	01ACH112524	Pasco County - Utilities Services	16546 Secret Meadow Dr 9.17.24 - 10.17.24		10.60	421,911.63
11/25/2024	02ACH112524	Pasco County - Utilities Services	3048 Suncoast Blend Dr 09.17.24 - 10.17.24		21.06	421,890.57
11/25/2024	1455	FLORIDA DEPT OF ECONOMIC OPPORTUNITY	FY 2024/2025 Special District State Fee		175.00	421,715.57
11/25/2024	100364	Business Observer	Invoice: 24-02135P (Reference: Legal Advertising. )		70.00	421,645.57
11/26/2024	01ACH112624	Duke Energy	3234 LIVING CORAL DR 10.02.24 - 11.01.24 (Fountain)		46.36	421,599.21
11/26/2024	02ACH112624	Duke Energy	16090 Secret Meadow Dr- Fountain 10.02.24 - 11.01.24		184.50	421,414.71
11/26/2024	03ACH112624	Duke Energy	15935 Deep Ravine Ln- Fountain 10.02.24 - 11.01.24		206.80	421,207.91
11/26/2024	04ACH112624	Duke Energy	2539 S Branch Blvd- Fountain 10.02.24 - 11.01.24		94.16	421,113.75
11/26/2024	05ACH112624	Duke Energy	2853 Suncoast Blend Dr- Fountain 10.02.24 - 11.01.24		30.80	421,082.95
11/26/2024	06ACH112624	Duke Energy	2887 Living Coral Dr - Fountain 10.02.24 - 11.01.24		103.42	420,979.53
11/26/2024	07ACH112624	Duke Energy	16236 Weathered Windmill TE- Irrigation 10.02.24 - 11.01.24		30.80	420,948.73
11/26/2024	08ACH112624	Duke Energy	15501 SWEET SPRINGS BN 10.02.24 - 11.01.24 (Fountain)		73.94	420,874.79
11/26/2024	09ACH112624	Duke Energy	3003 S Branch Blvd Access and B&B Ct 10.02.24 - 11.01.24		30.80	420,843.99
11/26/2024	10ACH112624	Duke Energy	16108 Tuscany Hillside Rd- Fountain 10.02.24 - 11.01.24		30.80	420,813.19
11/26/2024	11ACH112624	Duke Energy	3194 TUSCON WIND PL 10.02.24 - 11.01.24 (Fountain)		215.74	420,597.45
11/26/2024	12ACH112624	Duke Energy	2574 Storybrook Preserve Dr- Fountain 10.02.24 - 11.01.24		30.80	420,566.65
11/26/2024	13ACH112624	Duke Energy	3000 Living Coral Dr - irrigation 10.02.24 - 11.01.24		30.80	420,535.85
11/26/2024	14ACH112624	Duke Energy	15883 Deep Ravine Ln- Fountain 10.02.24 - 11.01.24		32.43	420,503.42
11/26/2024	15ACH112624	Duke Energy	3246 Living Coral Dr- Irrigation 10.02.24 - 11.01.24		30.80	420,472.62
11/26/2024	16ACH112624	Duke Energy	16080 Tuscany Hillside Rd- Fountain 10.02.24 - 11.01.24		30.80	420,441.82
11/26/2024	17ACH112624	Duke Energy	16159 SOFT FERN TRCE 10.02.24 - 11.01.24 (Fountain)		162.80	420,279.02
11/26/2024	18ACH112624	Duke Energy	2069 S Branch Blvd- Entrance 10.02.24 - 11.01.24		32.14	420,246.88
11/26/2024	19ACH112624	Duke Energy	3410 S BRANCH BLVD 10.02.24 - 11.01.24 (Fountain)		230.85	420,016.03
11/27/2024	100365	Kass Shuler, PA	Invoice: 763188 (Reference: Professional Services 10.17.24 - 11.15.24. )		1,200.00	418,816.03
11/27/2024			Deposit	33,220.97		452,037.00
11/30/2024		End of Month		220,547.56	53,468.32	452,037.00
12/04/2024	01ACH120424	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 10.04.24 - 11.05.24		7,534.42	444,502.58
12/04/2024	100366	Office Pride Commercial Cleaning Services	Invoice: Inv-234886 (Reference: Porter Services 11.24. )		649.50	443,853.08
12/04/2024	100367	Blue Water Aquatics, Inc.	Invoice: 32687 (Reference: Monthly Fountain Services 11.24. )		550.00	443,303.08
12/04/2024	100368	Pasco Sheriff's Office	Invoice: I-202412-11270 (Reference: Security Services 11.24. )		464.00	442,839.08
12/04/2024	02ACH120424	Duke Energy	000 State Road 54 LITE S Branch RDWY 10.05.24 - 11.06.24		3,965.79	438,873.29
12/09/2024	1456	GHS Environmental	Monthly Aquatic Maintenance - Aug 2024		1,875.00	436,998.29
12/09/2024	100369	Vesta District Services	Invoice: 423477 (Reference: Monthly DM Fees - Dec 2024. )		3,958.33	433,039.96
12/09/2024	100370	Cepra Landscape	Invoice: TPA4875 (Reference: Hurricane Helene Clean Up 10/4/2024. )		2,990.00	430,049.96
12/09/2024			Deposit	1,750,441.65		2,180,491.61
12/09/2024			Deposit	1,719.26		2,182,210.87

The Preserve at South Branch CDD  
Check Register - FY 2025

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
12/09/2024	01ACH120924	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 10.16.24 - 11.13.24		869.44	2,181,341.43
12/09/2024	02ACH120924	Duke Energy	00000 S Branch Blvd 4B 10.16.24 - 11.13.24		661.18	2,180,680.25
12/09/2024	03ACH120924	Duke Energy	00 South Branch Blvd. LITE 10.16.24 - 11.13.24		834.73	2,179,845.52
12/10/2024	100371	Ceptra Landscape	Invoice: TPA4876 (Reference: Hurricane Milton Clean Up 11.29.24. )		6,988.00	2,172,857.52
12/10/2024	100372	Brlctic Dvorak, Inc	Invoice: 1739 (Reference: Project Manager 11.24. )		3,050.00	2,169,807.52
12/10/2024	100373	GHS Environmental	Invoice: 2024-715 (Reference: Aquatic Maintenance Nov 2024. )		1,875.00	2,167,932.52
12/11/2024	1457	Anthony Snyder	BOS Meeting 12/03/24		200.00	2,167,732.52
12/11/2024	1458	David H. Silverstein	BOS Meeting 12/03/24		200.00	2,167,532.52
12/11/2024	1459	Jules C. Abercrombie	BOS Meeting 12/03/24		200.00	2,167,332.52
12/11/2024	1460	Robert Howard	BOS Meeting 12/03/24		200.00	2,167,132.52
12/11/2024	1461	Thomas Handrick, Jr.	BOS Meeting 12/03/24		200.00	2,166,932.52
12/11/2024	1462	US Bank	BOS Meeting 12/03/24		8,081.26	2,158,851.26
12/12/2024	100374	Vesta District Services	Invoice: 423569 (Reference: Billable Expenses - Nov 2024. )		195.81	2,158,655.45
12/16/2024			Deposit	32,953.39		2,191,608.84
12/16/2024			Deposit	4,963.51		2,196,572.35
12/18/2024	100375	Ceptra Landscape	Invoice: TPA4903 (Reference: Landscape Maintenance Dec 2024. ) Invoice: TPA4767 (Reference: Hu...		29,950.60	2,166,621.75
12/18/2024	100376	Vesta District Services	Invoice: 423165 (Reference: Dissemination Agent 10.24. )		2,500.00	2,164,121.75
12/23/2024	01ACH122324	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 10.17.24 - 11.15.24		274.59	2,163,847.16
12/23/2024	02ACH122324	Pasco County - Utilities Services	3048 Suncoast Blend Dr 10.17.24 - 11.15.24		38.07	2,163,809.09
12/23/2024	03ACH122324	Pasco County - Utilities Services	16546 Secret Meadow Dr 10.17.24 - 11.15.24		10.60	2,163,798.49
12/24/2024	100377	Kass Shuler, PA	Invoice: 764205 (Reference: Professional Services November 2024. )		1,160.00	2,162,638.49
12/27/2024	100378	09000 Consulting, LLC	Invoice: 10101 (Reference: Remove Signs & Install New Signs 11.27.24. )		2,960.00	2,159,678.49
12/30/2024			Deposit	1,100.00		2,160,778.49
12/30/2024	01ACH123024	Duke Energy	15501 SWEET SPRINGS BN 11.02.24 - 12.02.24 (Fountain)		244.48	2,160,534.01
12/30/2024	02ACH123024	Duke Energy	3194 TUSCON WIND PL 11.02.24 - 12.02.24 (Fountain)		216.33	2,160,317.68
12/30/2024	03ACH123024	Duke Energy	15883 Deep Ravine Ln- Fountain 11.02.24 - 12.02.24		30.80	2,160,286.88
12/30/2024	04ACH123024	Duke Energy	3410 S BRANCH BLVD 11.02.24 - 12.02.24 (Fountain)		232.18	2,160,054.70
12/30/2024	05ACH123024	Duke Energy	3234 LIVING CORAL DR 11.02.24 - 12.02.24 (Fountain)		30.80	2,160,023.90
12/30/2024	06ACH123024	Duke Energy	16090 Secret Meadow Dr- Fountain 11.02.24 - 12.02.24		184.36	2,159,839.54
12/30/2024	07ACH123024	Duke Energy	15935 Deep Ravine Ln - Fountain 11.02.24 - 12.02.24		207.24	2,159,632.30
12/30/2024	08ACH123024	Duke Energy	2539 S Branch Blvd- Fountain 11.02.24 - 12.02.24		195.80	2,159,436.50
12/30/2024	09ACH123024	Duke Energy	2853 Suncoast Blend Dr- Fountain 11.02.24 - 12.02.24		36.82	2,159,399.68
12/30/2024	10ACH123024	Duke Energy	2887 Living Coral Dr.- Fountain 11.02.24 - 12.02.24		376.91	2,159,022.77
12/30/2024	11ACH123024	Duke Energy	16230 Weathered Windmill TE- Irrigation 11.02.24 - 12.02.24		30.80	2,158,991.97
12/30/2024	12ACH123024	Duke Energy	3003 S Branch Blvd Access and B&Bail Ct 11.02.24 - 12.02.24		30.80	2,158,961.17
12/30/2024	13ACH123024	Duke Energy	16108 Tuscany Hillside Rd- Fountain 11.02.24 - 12.02.24		276.74	2,158,684.43
12/30/2024	14ACH123024	Duke Energy	2574 Storybrook Preserve Dr- Fountain 11.02.24 - 12.02.24		30.80	2,158,653.63
12/30/2024	15ACH123024	Duke Energy	3000 Living Coral Dr - irrigation 11.02.24 - 12.02.24		30.80	2,158,622.83
12/30/2024	16ACH123024	Duke Energy	3246 Living Coral Dr - Irrigation 11.02.24 - 12.02.24		30.80	2,158,592.03
12/30/2024	17ACH123024	Duke Energy	16080 Tuscany Hillside Rd- Fountain 11.02.24 - 12.02.24		30.80	2,158,561.23
12/30/2024	18ACH123024	Duke Energy	16159 SOFT FERN TRCE 11.02.24 - 12.02.24 (Fountain)		162.80	2,158,398.43
12/31/2024	100379	GHS Environmental	Invoice: 2024-770 (Reference: Aquatic Maintenance Dec. 2024. )		1,875.00	2,156,523.43
12/31/2024	100380	Business Observer	Invoice: 24-02325P (Reference: Legal Advertising. )		56.88	2,156,466.55
12/31/2024		End of Month		1,791,177.81	86,748.26	2,156,466.55
01/02/2025	01ACH010225	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 11.06.24 - 12.04.24		7,534.42	2,148,932.13
01/02/2025	02ACH010225	Duke Energy	000 State Road 54 LITE S Branch ROWY 11.07.24 - 12.05.24		3,965.79	2,144,966.34
01/02/2025	03ACH010225	Duke Energy	2069 S Branch Blvd- Entrance 11.02.24 - 12.05.24		38.15	2,144,928.19
01/06/2025	01ACH010625	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 12.14.24 - 12.12.24		869.44	2,144,058.75
01/06/2025	02ACH010625	Duke Energy	00000 S Branch Blvd 4B 12.14.24 - 12.12.24		661.18	2,143,397.57
01/06/2025	03ACH010625	Duke Energy	00 South Branch Blvd. LITE 12.14.24 - 12.12.24		834.73	2,142,562.84
01/07/2025	100381	Pasco Sheriff's Office	Invoice: I-20251-11417 (Reference: Security Services Dec. 2024. )		464.00	2,142,098.84
01/07/2025	100382	Office Pride Commercial Cleaning Services	Invoice: Inv-239799 (Reference: Porter Services Jan. 2025. )		649.50	2,141,449.34
01/08/2025	100383	Blue Water Aquatics, Inc.	Invoice: 32900 (Reference: Fountain Repairs. )		1,028.81	2,140,420.53
01/08/2025			Deposit	2,000.30		2,142,420.83
01/08/2025			Deposit	32,492.05		2,174,912.88
01/08/2025			Deposit	5,613.39		2,180,526.27
01/09/2025	100384	Illuminations Holiday Lighting	Invoice: 69125 (Reference: Front Entrance Balance Due. )		2,500.00	2,178,026.27
01/09/2025	100385	Vesta District Services	Invoice: 424089 (Reference: Monthly DM Fees - Jan 2025. )		3,958.33	2,174,067.94
01/09/2025	100386	Brlctic Dvorak, Inc	Invoice: 1768 (Reference: Project Manager Dec 2024. )		1,925.00	2,172,142.94
01/14/2025	1463	Anthony Snyder	BOS Meeting 1/07/25		200.00	2,171,942.94
01/14/2025	1464	Robert Howard	BOS Meeting 1/07/25		200.00	2,171,742.94
01/14/2025	1465	Jules C. Abercrombie	BOS Meeting 1/07/25		200.00	2,171,542.94
01/14/2025	1466	Thomas Handrick, Jr.	BOS Meeting 1/07/25		200.00	2,171,342.94
01/14/2025	1467	David H. Silverstein	BOS Meeting 1/07/25		200.00	2,171,142.94
01/15/2025	100387	Vesta District Services	Invoice: 424192 (Reference: Billable Expenses - Dec 2024. )		195.59	2,170,947.35
01/17/2025	100388	Blue Water Aquatics, Inc.	Invoice: 32899 (Reference: Quarterly Fountain Inspection. )		2,334.59	2,168,612.76

The Preserve at South Branch CDD  
Check Register - FY 2025

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
01/17/2025	100389	Cepra Landscape	Invoice: TPA5038 (Reference: Landscape Maintenance Jan 2025. ) Invoice: 45562 (Reference: Emer...		25,425.00	2,143,187.76
01/23/2025	100390	Blue Water Aquatics, Inc.	Invoice: 32901 (Reference: Install Pump & Motor. )		3,533.33	2,139,654.43
01/23/2025	01ACH012325	Pasco County - Utilities Services	16546 Secret Meadow Dr 11.15.24 - 12.17.24		10.60	2,139,643.83
01/23/2025	02ACH012325	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 11.15.24 - 12.17.24		302.13	2,139,341.70
01/29/2025	100391	Business Observer	Invoice: 25-00112P (Reference: Legal Advertising. )		61.25	2,139,280.45
01/29/2025	100392	Kass Shuler, PA	Invoice: 765100 (Reference: Legal Services. )		1,080.00	2,138,200.45
01/29/2025	1ACH012925	Duke Energy	2069 S Branch Blvd- Entrance 12.06.24 - 01.02.25		45.11	2,138,155.34
01/29/2025	2ACH012925	Duke Energy	16159 SOFT FERN TRCE 12.03.24 - 01.02.25 (Fountain)		155.07	2,138,000.27
01/29/2025	3ACH012925	Duke Energy	16080 Tuscany Hillside Rd- Fountain 12.03.24 - 01.02.25		30.80	2,137,969.47
01/29/2025	4ACH012925	Duke Energy	3234 LIVING CORAL DR 12.03.24 - 01.02.25 (Fountain)		30.80	2,137,938.67
01/29/2025	5ACH012925	Duke Energy	3246 Living Coral Dr- Irrigation 12.03.24 - 01.02.25		30.80	2,137,907.87
01/29/2025	6ACH012925	Duke Energy	3000 Living Coral Dr - Irrigation 12.03.24 - 01.02.25		30.80	2,137,877.07
01/29/2025	7ACH012925	Duke Energy	16108 Tuscany Hillside Rd- Fountain 12.03.24 - 01.02.25		176.02	2,137,701.05
01/29/2025	8ACH012925	Duke Energy	3003 S Branch Blvd Access and B&B Ct 12.03.24 - 01.02.25		30.80	2,137,670.25
01/29/2025	9ACH012925	Duke Energy	15883 Deep Ravine Ln- Fountain 12.03.24 - 01.02.25		30.80	2,137,639.45
01/29/2025	10ACH012925	Duke Energy	2887 Living Coral Dr.- Fountain 12.03.24 - 01.02.25		356.12	2,137,283.33
01/29/2025	11ACH012925	Duke Energy	2853 Suncoast Blend Dr- Fountain 12.03.24 - 01.02.25		61.36	2,137,221.97
01/29/2025	12ACH012925	Duke Energy	2539 S Branch Blvd- Fountain 12.03.24 - 01.02.25		347.58	2,136,874.39
01/29/2025	13ACH012925	Duke Energy	15935 Deep Ravine Ln - Fountain 12.03.24 - 01.02.25		195.74	2,136,678.65
01/29/2025	14ACH012925	Duke Energy	16090 Secret Meadow Dr- Fountain 12.03.24 - 01.02.25		175.32	2,136,503.33
01/29/2025	15ACH012925	Duke Energy	16236 Weathered Windmill TE- Irrigation 12.03.24 - 01.02.25		30.80	2,136,472.53
01/29/2025	16ACH012925	Duke Energy	3410 S BRANCH BLVD 12.03.24 - 01.02.25 (Fountain)		218.75	2,136,253.78
01/29/2025	17ACH012925	Duke Energy	2574 Storybrook Preserve Dr- Fountain 12.03.24 - 01.02.25		30.80	2,136,222.98
01/29/2025	18ACH012925	Duke Energy	3194 TUSCON WIND PL 12.03.24 - 01.02.25 (Fountain)		205.10	2,136,017.88
01/29/2025	19ACH012925	Duke Energy	15501 SWEET SPRINGS BN 12.03.24 - 01.02.25 (Fountain)		116.78	2,135,901.10
01/31/2025		End of Month		1,831,283.55	148,316.46	2,135,901.10
02/03/2025	100393	Business Observer	Invoice: 25-00187P (Reference: Legal Advertising. )		107.19	2,135,793.91
02/05/2025	100394	Blue Water Aquatics, Inc.	Invoice: 33054 (Reference: Monthly Fountain Services 1.25. )		550.00	2,135,243.91
02/06/2025	100395	Business Observer	Invoice: 25-00203P (Reference: Legal Advertising. )		72.19	2,135,171.72
02/06/2025	100396	Office Pride Commercial Cleaning Services	Invoice: Inv-244530 (Reference: Porter Services Feb. 2025. )		649.50	2,134,522.22
02/07/2025	01ACH020725	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 12.05.24 - 01.06.25		6,908.22	2,127,614.00
02/07/2025	02ACH020725	Duke Energy	000 State Road 54 LITE S Branch RDWY 12.06.24 - 01.07.25		3,701.34	2,123,912.66
02/10/2025	01ACH021025	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B- 12.13.25 - 01.15.25		827.94	2,123,084.72
02/10/2025	02ACH021025	Duke Energy	00000 S Branch Blvd 4B 12.13.25 - 01.15.25		629.71	2,122,455.01
02/10/2025	03ACH021025	Duke Energy	00 South Branch Blvd. LITE 12.13.25 - 01.15.25		794.91	2,121,660.10
02/11/2025	1468	Anthony Snyder	BOS Meeting 2/04/25		200.00	2,121,460.10
02/11/2025	1469	David H. Silverstein	BOS Meeting 2/04/25		200.00	2,121,260.10
02/11/2025	1470	Jules C. Abercrombie	BOS Meeting 2/04/25		200.00	2,121,060.10
02/11/2025	1471	Robert Howard	BOS Meeting 2/04/25		200.00	2,120,860.10
02/11/2025	1472	Thomas Handrick, Jr.	BOS Meeting 2/04/25		200.00	2,120,660.10
02/12/2025	100397	Vesta District Services	Invoice: 424723 (Reference: Monthly DM Fees - Feb 2025. )		3,958.33	2,116,701.77
02/12/2025	100398	Pasco Sheriff's Office	Invoice: I-20252-11418 (Reference: Security Services Jan 2025. )		464.00	2,116,237.77
02/12/2025	100399	Britic Dvorak, Inc	Invoice: 1815 (Reference: Project Manager & Project Engineer January 2025. )		2,640.00	2,113,597.77
02/12/2025			Deposit	24,376.58		2,137,974.35
02/14/2025	100400	Romaner Graphics	Invoice: 22557 (Reference: Duplicate Lighthouse Monument Key. )		85.00	2,137,889.35
02/18/2025	100401	Cepra Landscape	Invoice: TPA5142 (Reference: Landscape Maintenance Feb 25. ) Invoice: TPA5181 (Reference: Annu...		27,510.50	2,110,378.85
02/18/2025	100402	Vesta District Services	Invoice: 424852 (Reference: Billable Expenses - Jan 2025. )		16.92	2,110,361.93
02/20/2025	100403	GHS Environmental	Invoice: 2025-163 (Reference: Aquatic Maintenance. )		1,875.00	2,108,486.93
02/24/2025	01ACH022425	Pasco County - Utilities Services	16546 Secret Meadow Dr 12.17.25 - 01.16.25		10.60	2,108,476.33
02/24/2025	02ACH022425	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 12.17.25 - 01.16.25		336.15	2,108,140.18
02/24/2025	100404	Kass Shuler, PA	Invoice: 766131 (Reference: Professional Services 1/21/25 - 2/12/25. )		960.00	2,107,180.18
02/28/2025	01ACH022825	Duke Energy	3234 LIVING CORAL DR 01.03.25 - 02.03.25 (Fountain)		30.80	2,107,149.38
02/28/2025	02ACH022825	Duke Energy	3194 TUSCON WIND PL 01.03.25 - 02.03.25 (Fountain)		210.89	2,106,938.49
02/28/2025	03ACH022825	Duke Energy	15883 Deep Ravine Ln- Fountain 01.03.25 - 02.03.25		141.03	2,106,797.46
02/28/2025	04ACH022825	Duke Energy	3410 S BRANCH BLVD 01.03.25 - 02.03.25 (Fountain)		225.63	2,106,571.83
02/28/2025	05ACH022825	Duke Energy	15501 SWEET SPRINGS BN 01.03.25 - 02.03.25 (Fountain)		30.80	2,106,541.03
02/28/2025	06ACH022825	Duke Energy	16090 Secret Meadow Dr- Fountain 01.03.25 - 02.03.25		180.69	2,106,360.34
02/28/2025	07ACH022825	Duke Energy	15935 Deep Ravine Ln - Fountain 01.03.25 - 02.03.25		200.81	2,106,159.53
02/28/2025	08ACH022825	Duke Energy	2853 Suncoast Blend Dr- Fountain 01.03.25 - 02.03.25		54.64	2,106,104.89
02/28/2025	09ACH022825	Duke Energy	2887 Living Coral Dr.- Fountain 01.03.25 - 02.03.25		196.00	2,105,908.89
02/28/2025	10ACH022825	Duke Energy	16236 Weathered Windmill TE- Irrigation 01.03.25 - 02.03.25		30.80	2,105,878.09
02/28/2025	11ACH022825	Duke Energy	3003 S Branch Blvd Access and B&B Ct 01.03.25 - 02.03.25		30.80	2,105,847.29
02/28/2025	12ACH022825	Duke Energy	16108 Tuscany Hillside Rd- Fountain 01.03.25 - 02.03.25		181.82	2,105,665.47
02/28/2025	13ACH022825	Duke Energy	2574 Storybrook Preserve Dr- Fountain 01.03.25 - 02.03.25		30.80	2,105,634.67
02/28/2025	14ACH022825	Duke Energy	3000 Living Coral Dr - Irrigation 01.03.25 - 02.03.25		30.80	2,105,603.87
02/28/2025	15ACH022825	Duke Energy	3246 Living Coral Dr- Irrigation 01.03.25 - 02.03.25		30.80	2,105,573.07



The Preserve at South Branch CDD  
Check Register - FY 2025

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
02/28/2025	16ACH022825	Duke Energy	16080 Tuscanys Hillside Rd- Fountain 01.03.25 - 02.03.25		30.80	2,105,542.27
02/28/2025	17ACH022825	Duke Energy	16159 SOFT FERN TRCE 01.03.25 - 02.03.25 (Fountain)		130.01	2,105,412.26
02/28/2025	18ACH022825	Duke Energy	2069 S Branch Blvd- Entrance 01.03.25 - 02.03.25		35.18	2,105,377.08
02/28/2025		End of Month		24,376.58	54,900.60	2,105,377.08
03/03/2025	100405	Vesta District Services	Invoice: 424950 (Reference: Management Fees Mar 25. )		3,958.33	2,101,418.75
03/03/2025	01ACH030325	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 01.07.25 - 02.05.25		6,906.80	2,094,511.95
03/03/2025	09ACH030325	Duke Energy	000 State Road 54 LITE S Branch RDWY 01.08.25 - 02.06.25		3,701.34	2,090,810.61
03/03/2025	01ACH030325	Duke Energy	2539 S Branch Blvd- Fountain 01.03.25 - 02.03.25		2,092.32	2,088,718.29
03/04/2025	100406	Blue Water Aquatics, Inc.	Invoice: 33188 (Reference: Fountain Services. )		550.00	2,088,168.29
03/07/2025	1473	US Bank	Series 2021 ( Phase 3) 2/1/25 - 1/31/26		4,148.38	2,084,019.91
03/07/2025	100407	Office Pride Commercial Cleaning Services	Invoice: Inv-249187 (Reference: day porter services. )		649.50	2,083,370.41
03/10/2025	01ACH031025	Duke Energy	0000 S Branch Blvd Lite Presrv 5B- 01.16.25 - 02.14.25		827.94	2,082,542.47
03/10/2025	02ACH031025	Duke Energy	00 South Branch Blvd. LITE 01.16.25 - 02.14.25		794.91	2,081,747.56
03/10/2025	03ACH031025	Duke Energy	00000 S Branch Blvd 4B 01.16.25 - 02.14.25		629.71	2,081,117.85
03/11/2025	1474	David H. Silverstein	BOS Meeting 3/04/25		200.00	2,080,917.85
03/11/2025	1475	Robert Howard	BOS Meeting 3/04/25		200.00	2,080,717.85
03/11/2025	1476	Thomas Handrick, Jr.	BOS Meeting 3/04/25		200.00	2,080,517.85
03/11/2025	100408	GHS Environmental	Invoice: 2025-201 (Reference: Aquatic Maintenance Program FEB25. )		1,875.00	2,078,642.85
03/11/2025	100409	Bretic Dvorak, Inc	Invoice: 1849 (Reference: 02.04.25- 02.28.25 & Feb 19. )		3,810.00	2,074,832.85
03/11/2025			Deposit	4,433.76		2,079,266.61
03/17/2025			Deposit	196.53		2,079,463.14
03/17/2025	100410	Vesta District Services	Invoice: 425368 (Reference: Billable Expenses - Feb 2025. )		482.53	2,078,980.61
03/18/2025	1477	Trust Title Solutions, LTD	File No: TT25009 Check deposited in error		196.53	2,078,784.08
03/20/2025	100411	Business Observer	Invoice: 25-00474P (Reference: Legal Advertising. )		56.88	2,078,727.20
03/21/2025	01ACH032125	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 01.16.25 - 02.17.25		253.53	2,078,473.67
03/21/2025	02ACH032125	Pasco County - Utilities Services	16546 Secret Meadow Dr 01.16.25 - 02.17.25		10.60	2,078,463.07
03/25/2025	1478	Anthony Snyder	BOS Meeting 3/24/25		200.00	2,078,263.07
03/25/2025	1479	David H. Silverstein	BOS Meeting 3/24/25		200.00	2,078,063.07
03/25/2025	1480	Thomas Handrick, Jr.	BOS Meeting 3/24/25		200.00	2,077,863.07
03/26/2025	1481	US Bank Tax distribution			1,044,696.70	1,033,166.37
03/26/2025	100412	Cepra Landscape	Invoice: TPA5273 (Reference: March Landscape Maintenance. ) Invoice: TPA5338 (Reference: Irrig...		25,245.00	1,007,921.37
03/26/2025	100413	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90108481 (Reference: audited financial. )		3,600.00	1,004,321.37
03/26/2025	100414	Business Observer	Invoice: 25-00523P (Reference: Notice of Regular Meeting of the board. )		61.25	1,004,260.12
03/28/2025	100415	GHS Environmental	Invoice: 2025-253 (Reference: Aquatic Maintenance Program 2024-2025. )		1,875.00	1,002,385.12
03/28/2025	100416	Kass Shuler, PA	Invoice: 767306 (Reference: Legal services. )		1,054.00	1,001,331.12
03/28/2025	02ACH032825	Duke Energy	2539 S Branch Blvd- Fountain 02.04.25- 03.03.25		2,318.56	999,012.56
03/28/2025	03ACH032825	Duke Energy	3000 Living Coral Dr - Irrigation02.04.25- 03.03.25		30.80	998,981.76
03/28/2025	04ACH032825	Duke Energy	3246 Living Coral Dr- Irrigation02.04.25- 03.03.25		30.80	998,950.96
03/28/2025	01ACH032825	Duke Energy	2574 Storybrook Preserve Dr- Fountain 02.04.25- 03.03.25		30.80	998,920.16
03/28/2025	04ACH032825	Duke Energy	15935 Deep Ravine Ln - Fountain 02.04.25- 03.03.25		212.58	998,707.58
03/28/2025	05ACH032825	Duke Energy	16236 Weathered Windmill TE- Irrigation 02.04.25- 03.03.25		30.80	998,676.78
03/28/2025	06ACH032825	Duke Energy	15883 Deep Ravine Ln- Fountain 02.04.25- 03.03.25		212.26	998,464.52
03/28/2025	07ACH032825	Duke Energy	2887 Living Coral Dr. - Fountain 002.04.25- 03.03.25		159.09	998,305.43
03/28/2025	08ACH032825	Duke Energy	3194 TUSCON WIND PL 02.04.25- 03.03.25 (Fountain)		222.43	998,083.00
03/28/2025	09ACH032825	Duke Energy	3234 LIVING CORAL DR 02.04.25- 03.03.25 (Fountain)		30.80	998,052.20
03/28/2025	10ACH032825	Duke Energy	16159 SOFT FERN TRCE 02.04.25- 03.03.25 (Fountain)		30.80	998,021.40
03/28/2025	11ACH032825	Duke Energy	16090 Secret Meadow Dr- Fountain 02.04.25- 03.03.25		190.08	997,831.32
03/28/2025	12ACH032825	Duke Energy	2069 S Branch Blvd- Entrance 02.04.25- 03.03.25		33.69	997,797.63
03/28/2025	13ACH032825	Duke Energy	16108 Tuscanys Hillside Rd- Fountain 02.04.25- 03.03.25		190.59	997,607.04
03/28/2025	14ACH032825	Duke Energy	3410 S BRANCH BLVD 02.04.25- 03.03.25 (Fountain)		237.10	997,369.94
03/28/2025	15ACH032825	Duke Energy	3003 S Branch Blvd Access and B&B Ct 01.03.02.04.25- 03.03.25		30.80	997,339.14
03/28/2025	16ACH032825	Duke Energy	2853 Suncoast Blend Dr- Fountain 02.04.25- 03.03.25		114.24	997,224.90
03/28/2025	17ACH032825	Duke Energy	15501 SWEET SPRINGS BN 02.04.25- 03.03.25 (Fountain)		123.07	997,101.83
03/28/2025	18ACH032825	Duke Energy	16080 Tuscanys Hillside Rd- Fountain 02.04.25- 03.03.25		30.80	997,071.03
03/31/2025		End of Month		4,630.29	1,112,836.34	997,071.03
04/01/2025	100417	Vesta District Services	Invoice: 425426 (Reference: Monthly contracted Apr25. )		3,958.33	993,112.70
04/02/2025	01ACH040225	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 02.06.25- 03.05.25		7,053.84	986,058.86
04/03/2025	1482	Pasco County Property Appraiser	Annual renewal Fee		150.00	985,908.86
04/03/2025	100418	Office Pride Commercial Cleaning Services	Invoice: Inv-254014 (Reference: day porter services. )		649.50	985,259.36
04/03/2025	100419	Blue Water Aquatics, Inc.	Invoice: 33355 (Reference: Fountain repair. ) Invoice: 33356 (Reference: Fountain inspection a...		5,318.09	979,943.27
04/03/2025	100420	Pasco Sheriff's Office	Invoice: I-2054-11609 (Reference: security Mar25. )		928.00	979,015.27
04/03/2025	01ACH040325	Duke Energy	000 State Road 54 LITE S Branch RDWY 02.07.25- 03.06.25		3,789.71	975,225.56
04/07/2025	1483	Anthony Snyder	BOS Meeting 4/1/25		200.00	975,025.56
04/07/2025	1484	David H. Silverstein	BOS Meeting 4/1/25		200.00	974,825.56
04/07/2025	1485	Robert Howard	BOS Meeting 4/1/25		200.00	974,625.56
04/07/2025	1486	Thomas Handrick, Jr.	BOS Meeting 4/1/25		200.00	974,425.56

The Preserve at South Branch CDD  
Check Register - FY 2025

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
04/08/2025	100421	Brietic Dvorak, Inc	Invoice: 1896 (Reference: 03.03.25- 03.28.25. )		3,510.00	970,915.58
04/09/2025	01ACH040925	Duke Energy	0000 S Branch Blvd Lite Prsry 5B- 02.15.25- 3.14.25		840.03	970,075.53
04/09/2025	02ACH040925	Duke Energy	00000 S Branch Blvd 4B 02.15.25- 03.14.25		638.89	969,436.64
04/09/2025	03ACH040925	Duke Energy	00 South Branch Blvd. LITE 02.15.25- 03.14.25		806.51	968,630.13
04/09/2025			Deposit	9,522.87		978,153.00
04/09/2025			Deposit	12,192.70		990,345.70
04/17/2025	100422	Cepra Landscape	Invoice: TPA5404 (Reference: April landscape maintenance. ) Invoice: TPA5400 (Reference: irrig...		25,185.00	965,160.70
04/17/2025	100423	Vesta District Services	Invoice: 425912 (Reference: Billable Expenses - Mar 2025. )		805.16	964,355.54
04/17/2025	100424	Pasco Sheriff's Office	Invoice: I-20253-11608 (Reference: Feb security. )		928.00	963,427.54
04/22/2025	100425	Blue Water Aquatics, Inc.	Invoice: 33409 (Reference: Fountain repair & Labor. )		2,836.00	960,591.54
04/22/2025	100426	Firm Outdoor LLC	Invoice: 2696 (Reference: Erosion/Pond Bank Restoration. )		9,500.00	951,091.54
04/23/2025	01ACH042325	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 2.17.25- 3.19.25		45.57	951,045.97
04/23/2025	02ACH042325	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 02.17.25- 03.19.25		310.23	950,735.74
04/23/2025	03ACH042325	Pasco County - Utilities Services	16546 Secret Meadow Dr. 02.17.25- 03.19.25		10.60	950,725.14
04/25/2025	100427	Blue Water Aquatics, Inc.	Invoice: 33425 (Reference: Fountain repair. ) Invoice: 33424 (Reference: fountain troubleshoot...		310.17	950,414.97
04/28/2025	01ACH042825	Duke Energy	15501 SWEET SPRINGS BN 03.04.25- 04.01.25 (Fountain)		260.11	950,154.86
04/28/2025	02ACH042825	Duke Energy	3194 TUSCON WIND PL 03.04.25 - 04.01.25 (Fountain)		229.43	949,925.43
04/28/2025	03ACH042825	Duke Energy	15883 Deep Ravine Ln- Fountain 03.04.25- 04.01.25		216.75	949,708.68
04/28/2025	04ACH042825	Duke Energy	3410 S BRANCH BLVD 03.04.25- 04.01.25 (Fountain)		243.78	949,464.90
04/28/2025	05ACH042825	Duke Energy	3003 S Branch Blvd Access and B&B Ct 03.04.25- 04.01.25		30.80	949,434.10
04/28/2025	06ACH042825	Duke Energy	16090 Secret Meadow Dr- Fountain 03.04.25- 04.01.25		196.43	949,237.67
04/28/2025	07ACH042825	Duke Energy	15935 Deep Ravine Ln - Fountain 03.04.25- 04.01.25		218.93	949,018.74
04/28/2025	08ACH042825	Duke Energy	2539 S Branch Blvd- Fountain 03.04.25- 04.01.25		655.95	948,362.79
04/28/2025	09ACH042825	Duke Energy	2853 Suncoast Blend Dr- Fountain 03.04.25- 04.01.25		392.00	947,970.79
04/28/2025	10ACH042825	Duke Energy	2887 Living Coral Dr.- Fountain 03.04.25- 04.01.25		391.49	947,579.30
04/28/2025	11ACH042825	Duke Energy	16236 Weathered Windmill TE- Irrigation 03.04.25- 04.01.25		30.80	947,548.50
04/28/2025	12ACH042825	Duke Energy	16080 Tuscany Hillside Rd- Fountain 03.04.25- 04.01.25		30.80	947,517.70
04/28/2025	13ACH042825	Duke Energy	16108 Tuscany Hillside Rd- Fountain 03.04.25- 04.01.25		196.74	947,320.96
04/28/2025	14ACH042825	Duke Energy	2574 Storybrook Preserve Dr- Fountain 03.04.25- 04.01.25		30.80	947,290.16
04/28/2025	15ACH042825	Duke Energy	3246 Living Coral Dr- Irrigation 03.04.25- 04.01.25		30.80	947,259.36
04/28/2025	16ACH042825	Duke Energy	3234 LIVING CORAL DR 03.04.25- 04.01.25 (Fountain)		30.80	947,228.56
04/28/2025	17ACH042825	Duke Energy	16159 SOFT FERN TRCE 03.04.25- 04.01.25 (Fountain)		166.08	947,062.48
04/28/2025	18ACH042825	Duke Energy	2089 S Branch Blvd- Entrance 03.04.25- 04.01.25		34.38	947,028.10
04/28/2025	19ACH042825	Duke Energy	3000 Living Coral Dr - irrigation 03.04.25- 04.01.25		30.80	946,997.30
04/28/2025	100428	Kass Shuler, PA	Invoice: 768301 (Reference: Legal services. )		940.00	946,057.30
04/30/2025	100429	Business Observer	Invoice: 25-00781P (Reference: notice of meeting Advertising. )		61.25	945,996.05
04/30/2025		End of Month		21,715.57	72,790.55	945,996.05
05/01/2025	01ACH050125	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL03.06.25- 04.03.25		7,055.26	938,940.79
05/02/2025	01ACH050225	Duke Energy	000 State Road 54 LITE S Branch RDWY 03.07.25- 04.04.25		3,789.71	935,151.08
05/05/2025	100430	Vesta District Services	Invoice: 426002 (Reference: Monthly contracted management fees May25. )		3,958.33	931,192.75
05/06/2025	100431	Blue Water Aquatics, Inc.	Invoice: 33518 (Reference: Fountain Troubleshooting Services Fountain FPC-A. )		136.00	931,056.75
05/06/2025	100432	GHS Environmental	Invoice: 2025-311 (Reference: Aquatic Maintenance Program 2024-2025. )		1,875.00	929,181.75
05/06/2025	100433	Office Pride Commercial Cleaning Services	Invoice: Inv-258522 (Reference: Day Porter Services 3x per week. )		649.50	928,532.25
05/06/2025	100434	Blue Water Aquatics, Inc.	Invoice: 33187 (Reference: Fountain Troubleshooting Services and repair. )		596.78	927,935.47
05/07/2025	100435	Brietic Dvorak, Inc	Invoice: 1926 (Reference: Engineering service 04/01- 04/30. )		2,850.00	925,085.47
05/08/2025	01ACH050825	Duke Energy	0000 S Branch Blvd Lite Prsry 5B- 03.15.25- 04.14.25		840.03	924,245.44
05/08/2025	02ACH050825	Duke Energy	00 South Branch Blvd. LITE 03.15.25- 04.14.25		806.51	923,438.93
05/08/2025	03ACH050825	Duke Energy	00000 S Branch Blvd 4B 03.15.25- 04.14.25		638.89	922,800.04
05/08/2025	100436	Cepra Landscape	Invoice: TPA5474 (Reference: Storm Damaged Palm Removals MARCH 2025. )		1,200.30	921,599.74
05/13/2025	1487	David H. Silverstein	BOS Meeting 5/6/25		200.00	921,399.74
05/13/2025	1488	Robert Howard	BOS Meeting 5/6/25		200.00	921,199.74
05/13/2025	1489	Thomas Handrick, Jr.	BOS Meeting 5/6/25		200.00	920,999.74
05/13/2025			Deposit	1,296.82		922,296.56
05/13/2025			Deposit	648.63		922,945.19
05/13/2025			Deposit	98.35		923,043.54
05/14/2025	100437	GHS Environmental	Invoice: 2025-331 (Reference: Mitigation Maintenance Area No. 3 & 4. )		4,224.00	918,819.54
05/14/2025	100438	Vesta District Services	Invoice: 426668 (Reference: Billable Expenses - Apr 2025. )		307.55	918,511.99
05/15/2025	100439	Cepra Landscape	Invoice: TPA5505 (Reference: Light Mulching of South Branch Blvd.. )		3,200.50	915,311.49
05/19/2025	100440	Cepra Landscape	Invoice: TPA5523 (Reference: Landscape Maintenance May. )		24,695.00	890,616.49
05/21/2025	02ACH052125	Pasco County - Utilities Services	16546 Secret Meadow Dr 03.19.25- 04.18.25		10.60	890,605.89
05/21/2025	03ACH052125	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 3.19.25- 4.18.25		41.38	890,564.51
05/21/2025	01ACH052125	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 3.19.25- 4.18.25		225.18	890,339.33
05/22/2025	100441	Romaner Graphics	Invoice: 22603 (Reference: No Trespassing/Wildlife Warning signs. )		945.00	889,394.33
05/23/2025	100442	Romaner Graphics	Invoice: 22604 (Reference: Sign Repair & Replacement. )		3,477.00	885,917.33
05/27/2025	100443	Business Observer	Invoice: 25-01019P (Reference: Legal Advertising. )		61.25	885,856.08
05/29/2025	01ACH052925	Duke Energy	16080 Tuscany Hillside Rd- Fountain 04.02.25- 05.01.25		30.80	885,825.28

The Preserve at South Branch CDD  
Check Register - FY 2025

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
05/29/2025	02ACH052925	Duke Energy	3246 Living Coral Dr- Irrigation 04.02.25- 05.01.25		30.80	885,794.48
05/29/2025	03ACH052925	Duke Energy	3000 Living Coral Dr - Irrigation0 04.02.25- 05.01.25		30.80	885,763.68
05/29/2025	04ACH052925	Duke Energy	2574 Storybrook Preserve Dr- Fountain 04.02.25- 05.01.25		30.80	885,732.88
05/29/2025	05ACH052925	Duke Energy	3003 S Branch Blvd Access and B&B Ct 04.02.25- 05.01.25		30.80	885,702.08
05/29/2025	06ACH052925	Duke Energy	16236 Weathered Windmill TE- Irrigation 04.02.25- 05.01.25		30.80	885,671.28
05/29/2025	07ACH052925	Duke Energy	3234 LIVING CORAL DR 04.02.25- 05.01.25 (Fountain)		30.80	885,640.48
05/29/2025	08ACH052925	Duke Energy	15501 SWEET SPRINGS BN 04.02.25- 05.01.25 (Fountain)		267.95	885,372.53
05/29/2025	09ACH052925	Duke Energy	3194 TUSCON WIND PL 04.02.25- 05.01.25 (Fountain)		236.11	885,136.42
05/29/2025	10ACH052925	Duke Energy	15883 Deep Ravine Ln- Fountain 04.02.25- 05.01.25		219.94	884,916.48
05/29/2025	11ACH052925	Duke Energy	3410 S BRANCH BLVD 04.02.25- 05.01.25 (Fountain)		269.62	884,646.86
05/29/2025	12ACH052925	Duke Energy	16090 Secret Meadow Dr- Fountain 04.02.25- 05.01.25		203.25	884,443.61
05/29/2025	13ACH052925	Duke Energy	15935 Deep Ravine Ln - Fountain 04.02.25- 05.01.25		225.59	884,218.02
05/29/2025	14ACH052925	Duke Energy	2539 S Branch Blvd- Fountain 04.02.25- 05.01.25		137.90	884,080.12
05/29/2025	15ACH052925	Duke Energy	2853 Suncoast Blend Dr- Fountain 04.02.25- 05.01.25		407.00	883,673.12
05/29/2025	16ACH052925	Duke Energy	2887 Living Coral Dr.- Fountain 04.02.25- 05.01.25		230.60	883,442.52
05/29/2025	17ACH052925	Duke Energy	16108 Tuscany Hillside Rd- Fountain 04.02.25- 05.01.25		203.42	883,239.10
05/29/2025	18ACH052925	Duke Energy	16159 SOFT FERN TRCE 04.02.25- 05.01.25 (Fountain)		178.91	883,060.19
05/29/2025	19ACH052925	Duke Energy	2069 S Branch Blvd- Entrance 04.02.25- 05.01.25		34.69	883,025.50
05/30/2025	100444	Cepra Landscape	Invoice: TPA5603 (Reference: Irrigation Maintenance. )		1,967.50	881,058.00
05/30/2025	100445	Office Pride Commercial Cleaning Services	Invoice: Inv-262901 (Reference: Pet waste station items. )		176.26	880,881.74
05/30/2025	100446	Kass Shuler, PA	Invoice: 769368 (Reference: Legal services. )		1,600.00	879,281.74
05/31/2025		End of Month		2,043.80	68,758.11	879,281.74
06/02/2025			Deposit	4,404.37		883,686.11
06/02/2025	01ACH060225	Duke Energy	000 State Road 54 LITE S Branch RDWY 04.05.25- 05.06.25		3,789.71	879,896.40
06/02/2025	02ACH060225	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 04.05.25- 05.05.25		7,055.26	872,841.14
06/03/2025	100447	Office Pride Commercial Cleaning Services	Invoice: Inv-262964 (Reference: Dog wash drain and sports court fence Repair. )		425.00	872,416.14
06/03/2025	100448	Vesta District Services	Invoice: 426754 (Reference: Monthly Management June25. )		3,958.33	868,457.81
06/03/2025	100449	Office Pride Commercial Cleaning Services	Invoice: Inv-263268 (Reference: Day Porter Services 3x per week. )		649.50	867,808.31
06/03/2025	100450	Blue Water Aquatics, Inc.	Invoice: 33673 (Reference: Fountain repair#7. )		1,183.83	866,624.48
06/03/2025	100451	Pasco Sheriff's Office	Invoice: I-20256-11782 (Reference: Security MAY25. )		928.00	865,696.48
06/04/2025	100452	Blue Water Aquatics, Inc.	Invoice: 33595 (Reference: Special Service Agreement DredgeSOX II Installation 50% Deposit. ) ...		54,639.81	811,056.67
06/05/2025	100453	Cepra Landscape	Invoice: TPA5622 (Reference: Light Mulching of South Branch Blvd.. )		3,200.50	807,856.17
06/05/2025	100454	GHS Environmental	Invoice: 2025-367 (Reference: Aquatic Maintenance Program. )		1,875.00	805,981.17
06/06/2025	100455	Spinelli Electric, Inc.	Invoice: SP-EPP-SB-FP-0524 (Reference: Fountain Pump Restoration. )		1,185.00	804,796.17
06/09/2025	01ACH060925	Duke Energy	0000 S Branch Blvd Lite Presrv 5B 04.13.25- 05.14.25		840.03	803,956.14
06/09/2025	02ACH060925	Duke Energy	00000 S Branch Blvd 4B 04.15.25- 05.14.25		638.89	803,317.25
06/09/2025	03ACH060925	Duke Energy	00 South Branch Blvd. LITE04.15.25 - 05.14.25		806.51	802,510.74
06/10/2025	1490	Anthony Snyder	BOS Meeting 6/3/25		200.00	802,310.74
06/10/2025	1491	David H. Silverstein	BOS Meeting 6/3/25		200.00	802,110.74
06/10/2025	1492	Robert Howard	BOS Meeting 6/3/25		200.00	801,910.74
06/10/2025	1493	Thomas Handrick, Jr.	BOS Meeting 6/3/25		200.00	801,710.74
06/10/2025	100456	Vesta District Services	Invoice: 427142 (Reference: Billable Expenses - MAY 25. )		1,377.71	800,333.03
06/10/2025	100457	Brietic Dvorak, Inc	Invoice: 1981 (Reference: Engineering service. )		3,390.00	796,943.03
06/10/2025	100458	Spinelli Electric, Inc.	Invoice: SE-PSB-060624 (Reference: Commercial Fountain Diagnostic, Partial Remediation, and Trav...		670.00	796,273.03
06/11/2025			Deposit	669.57		796,942.60
06/16/2025	100459	Cepra Landscape	Invoice: TPA5632 (Reference: Investigation of two mainline brakes on South Branch. ) Invoice: ...		4,526.35	792,416.25
06/16/2025			Deposit	7,052.02		799,468.27
06/17/2025	1494	Mike Fasano, Pasco County Tax Collector	Postage Assessment for 2024		321.56	799,146.71
06/20/2025	100460	Business Observer	Invoice: 25-01231P (Reference: Public board meeting. )		56.88	799,089.83
06/23/2025	01ACH062325	Pasco County - Utilities Services	16546 Secret Meadow Dr 04.18.25- 05.19.25		10.60	799,079.23
06/23/2025	02ACH062325	Pasco County - Utilities Services	16236 Weathered Windmill Terrace 04.18.25- 05.19.25		68.11	799,011.12
06/23/2025	03ACH062325	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 04.18.25- 05.19.25		293.22	798,717.90
06/27/2025	01ACH062725	Duke Energy	2069 S Branch Blvd- Entrance 05.02.25- 06.02.25		36.02	798,681.88
06/27/2025	02ACH062725	Duke Energy	16159 SOFT FERN TRCE 05.02.25- 06.02.25 (Fountain)		189.08	798,492.80
06/27/2025	03ACH062725	Duke Energy	16080 Tuscany Hillside Rd- Fountain 05.02.25- 06.02.25		30.80	798,462.00
06/27/2025	04ACH062725	Duke Energy	3234 LIVING CORAL DR 05.02.25- 06.02.25 (Fountain)		30.80	798,431.20
06/27/2025	06ACH062725	Duke Energy	16236 Weathered Windmill TE- Irrigation 05.02.25- 06.02.25		30.80	798,400.40
06/27/2025	07ACH062725	Duke Energy	16108 Tuscany Hillside Rd- Fountain 05.02.25- 06.02.25		213.94	798,186.46
06/27/2025	08ACH062725	Duke Energy	3003 S Branch Blvd Access and B&B Ct 05.02.25- 06.02.25		30.80	798,155.66
06/27/2025	09ACH062725	Duke Energy	2574 Storybrook Preserve Dr- Fountain 05.02.25- 06.02.25		30.80	798,124.86
06/27/2025	10ACH062725	Duke Energy	3000 Living Coral Dr - Irrigation 05.02.25- 06.02.25		30.80	798,094.06
06/27/2025	11ACH062725	Duke Energy	3246 Living Coral Dr- Irrigation 05.02.25- 06.02.25		30.80	798,063.26
06/27/2025	12ACH062725	Duke Energy	2887 Living Coral Dr.- Fountain 05.02.25- 06.02.25		437.34	797,625.92
06/27/2025	13ACH062725	Duke Energy	2853 Suncoast Blend Dr- Fountain 05.02.25- 06.02.25		295.96	797,329.96
06/27/2025	14ACH062725	Duke Energy	15935 Deep Ravine Ln - Fountain 05.02.25- 06.02.25		237.95	797,092.01
06/27/2025	15ACH062725	Duke Energy	16090 Secret Meadow Dr- Fountain 05.02.25- 06.02.25		215.75	796,876.26

The Preserve at South Branch CDD  
Check Register - FY 2025

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
06/27/2025	16ACH062725	Duke Energy	3410 S BRANCH BLVD 05.02.25- 06.02.25 (Fountain)		287.47	796,588.79
06/27/2025	17ACH062725	Duke Energy	15501 SWEET SPRINGS BN 05.02.25- 06.02.25 (Fountain)		284.11	796,304.68
06/27/2025	18ACH062725	Duke Energy	3194 TUSCON WIND PL 05.02.25- 06.02.25 (Fountain)		249.77	796,054.91
06/27/2025	19ACH062725	Duke Energy	15883 Deep Ravine Ln- Fountain 05.02.25- 06.02.25		231.45	795,823.46
06/27/2025	05ACH062725	Duke Energy	2539 S Branch Blvd- Fountain 05.02.25- 06.02.25		30.80	795,792.66
06/30/2025	100461	Cepra Landscape	Invoice: TPA5670 (Reference: Landscape maintenance JUN25. )		24,695.00	771,097.66
06/30/2025		End of Month		12,125.96	120,310.04	771,097.66
07/01/2025	1495	Anthony Snyder	BOS Meeting 7/01/25		200.00	770,897.66
07/01/2025	1496	David H. Silverstein	BOS Meeting 7/01/25		200.00	770,697.66
07/01/2025	1497	Robert Howard	BOS Meeting 7/01/25		200.00	770,497.66
07/01/2025	1498	Thomas Handrick, Jr.	BOS Meeting 7/01/25		200.00	770,297.66
07/02/2025	01ACH070225	Duke Energy	000 State Road 54 LITE Sbranch PH1 A&B SL 05.06.25- 06.04.25		7,055.26	763,242.40
07/02/2025	02ACH070225	Duke Energy	000 State Road 54 LITE S Branch RDWY 05.07.25- 06.05.25		3,789.71	759,452.69
07/03/2025	100462	Cepra Landscape	Invoice: TPA5744 (Reference: removed and replaced (687) 4.5" seasonal annuals at The Preserve CD...		2,082.21	757,370.48
07/03/2025	100463	Office Pride Commercial Cleaning Services	Invoice: Inv-267910 (Reference: Day Porter Services 3x per week. )		649.50	756,720.98
07/03/2025	100464	Brietic Dvorak, Inc	Invoice: 2021 (Reference: [June 03 - June 27]. )		1,800.00	754,920.98
07/03/2025	100465	GHS Environmental	Invoice: 2025-424 (Reference: Aquatic Maintenance Program 2024-2025. )		1,875.00	753,045.98
07/03/2025	100466	Kass Shuler, PA	Invoice: 770172 (Reference: Legal services. )		800.00	752,245.98
07/03/2025	100467	Vesta District Services	Invoice: 427216 (Reference: Monthly contracted management fees Jul25. )		3,958.33	748,287.65
07/03/2025	100468	Blue Water Aquatics, Inc.	Invoice: 33827 (Reference: Quarterly Fountains Inspection & Preventative Maintenance Cleaning. )		1,784.59	746,503.06
07/03/2025	100469	Pasco Sheriff's Office	Invoice: I-20257-11980 (Reference: security Jun25. )		696.00	745,807.06
07/08/2025	100470	Business Observer	Invoice: 25-01348P (Reference: Public board meeting. )		288.75	745,518.31
07/09/2025	01ACH070925	Duke Energy	00 South Branch Blvd. LITE 05.15.25- 06.13.25		806.51	744,711.80
07/09/2025	02ACH070925	Duke Energy	00000 S Branch Blvd 4B 05.15.25- 06.13.25		638.89	744,072.91
07/09/2025	03ACH070925	Duke Energy	0000 S Branch Blvd Lite Prsrv 5B-05.15.25- 06.13.25		840.03	743,232.88
07/11/2025	100471	Business Observer	Invoice: 25-01359P (Reference: Notice of Public Hearing. )		76.56	743,156.32
07/14/2025	100472	Vesta Property Services Inc	Invoice: WC227 (Reference: Installed bike rack. )		600.00	742,556.32
07/15/2025	100473	Vesta District Services	Invoice: 427603 (Reference: Billable Expenses - Jun 2025. )		183.00	742,373.32
07/23/2025	1499	Site Masters of Florida, LLC			6,300.00	736,073.32
07/23/2025	01ACH072325	Pasco County - Utilities Services	15953 SR 54/South Branch RCL 05.19.25- 06.18.25		311.04	735,762.28
07/23/2025	02ACH072325	Pasco County - Utilities Services	3048 Suncoast Blend Dr 05.19.25- 06.18.25		27.68	735,734.60
07/23/2025	03ACH072325	Pasco County - Utilities Services	16546 Secret Meadow Dr 05.19.25- 06.18.25		10.60	735,724.00
07/23/2025	04ACH072325	Pasco County - Utilities Services	16236 Weathered Windmill Terrrace 05.19.25- 06.18.25		84.31	735,639.69
07/24/2025	100474	Alphagraphics Tampa Print	Invoice: 251542 (Reference: Letters, Envelopes and postage. )		1,393.68	734,246.01
07/24/2025	100475	Alfinski Van Wyk PLLC	Invoice: 12646 (Reference: general legal services. )		311.50	733,934.51
07/25/2025	100476	Office Pride Commercial Cleaning Services	Invoice: Inv-271941 (Reference: Coastwide Professional 55-60 Gal. Trash Bags, High Density, 22 M...		64.96	733,869.55
07/28/2025	01ACH072825	Duke Energy	2069 S Branch Blvd- Entrance 06.03.25- 07.01.25		34.53	733,835.02
07/28/2025	02ACH072825	Duke Energy	16159 SOFT FERN TRCE 06.03.25- 07.01.25 (Fountain)		173.40	733,661.62
07/28/2025	03ACH072825	Duke Energy	16108 Tuscany Hillside Rd- Fountain 06.03.25- 07.01.25		196.59	733,465.03
07/28/2025	04ACH072825	Duke Energy	2887 Living Coral Dr.- Fountain 06.03.25- 07.01.25		242.95	733,222.08
07/28/2025	05ACH072825	Duke Energy	2853 Suncoast Blend Dr- Fountain 06.03.25- 07.01.25		415.33	732,806.75
07/28/2025	06ACH072825	Duke Energy	15935 Deep Ravine Ln - Fountain 06.03.25- 07.01.25		217.09	732,589.66
07/28/2025	07ACH072825	Duke Energy	16090 Secret Meadow Dr- Fountain 06.03.25- 07.01.25		196.91	732,392.75
07/28/2025	09ACH072825	Duke Energy	3410 S BRANCH BLVD 06.03.25- 07.01.25 (Fountain)		262.77	732,129.98
07/28/2025	10ACH072825	Duke Energy	15883 Deep Ravine Ln- Fountain 06.03.25- 07.01.25		210.76	731,919.22
07/28/2025	11ACH072825	Duke Energy	3194 TUSCON WIND PL 06.03.25- 07.01.25 (Fountain)		228.09	731,691.13
07/28/2025	12ACH072825	Duke Energy	16080 Tuscany Hillside Rd- Fountain 06.03.25- 07.01.25		30.80	731,660.33
07/28/2025	14ACH072825	Duke Energy	3000 Living Coral Dr - irrigation 06.03.25- 07.01.25		30.80	731,629.53
07/28/2025	15ACH072825	Duke Energy	2574 Storybrook Preserve Dr- Fountain 06.03.25- 07.01.25		30.80	731,598.73
07/28/2025	16ACH072825	Duke Energy	3246 Living Coral Dr- Irrigation 06.03.25- 07.01.25		30.80	731,567.93
07/28/2025	17ACH072825	Duke Energy	2539 S Branch Blvd- Fountain 06.03.25- 07.01.25		30.80	731,537.13
07/28/2025	18ACH072825	Duke Energy	16236 Weathered Windmill TE- Irrigation 06.03.25- 07.01.25		30.80	731,506.33
07/28/2025	20ACH072825	Duke Energy	3003 S Branch Blvd Access and B&B Ct 06.03.25- 07.01.25		30.80	731,475.53
07/28/2025	21ACH072825	Duke Energy	3234 LIVING CORAL DR 06.03.25- 07.01.25 (Fountain)		47.88	731,427.65
07/30/2025	100477	DPI Pressure Washing LLC	Invoice: INV-002161 (Reference: Pressure washing and paver sealing. )		3,060.00	728,367.65
07/31/2025	100478	Cepra Landscape	Invoice: TPA5749 (Reference: Landscape maintenancJuly25. )		24,695.00	703,672.65
07/31/2025	100479	Business Observer	Invoice: 24-02333P (Reference: Public board meeting 1/7/25. ) Invoice: 25-00156P (Reference: N		275.64	703,397.01
07/31/2025		End of Month		0.00	67,700.65	703,397.01